



Development Services

1775 – 12th Ave. NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

issaquahwa.gov

NOTICE OF DECISION

ADMINISTRATIVE SITE DEVELOPMENT PERMIT SKATE PARK AT TIBBETTS VALLEY PARK

APPLICATION NO: ASDP16-00006

August 24, 2016

I. Application Information

<u>Project Name:</u>	Tibbetts Valley Skate Park
<u>Staff Contact:</u>	Mike Martin, Associate Planner Development Services Department, 425-837-3103 mikem@issaquahwa.gov
<u>Property Owner:</u>	City of Issaquah – Parks and Recreation Department Jennifer Fink 775 4 th Ave. NW Issaquah, WA 98027
<u>Authorized Agent:</u>	James Jeghers Grindline Skateparks Inc. 4619 14 th Ave SW Seattle, WA 98106
<u>Request:</u>	Application for an Administrative Site Development Permit (ASDP) to construct a +/- 10,500 square foot skateboard park at Tibbetts Valley Park. Associated site improvements include picnic benches, artwork, raised planters and seatwalls.
<u>Location:</u>	The Property is located at 965 12 th Ave NW.
<u>Existing Land Use:</u>	The project site is located in an open grassed area within the northwest portion of Tibbetts Valley Park.

Adjacent Uses:

North:	Newport Way NW and Issaquah Transit Center
South:	Greater Tibbetts Valley Park
East:	Greater Tibbetts Valley Park
West:	SR-900

Zoning: Community Facilities – Recreation (CF-R)
Comprehensive Plan: Ord. 2706, Amended effective February 18, 2014 Land Use: “Community Facilities”
Subarea: Tibbetts Valley

II. Procedures

A Level 2 Administrative Site Development Permit (ASDP) is required for Parks and Recreation projects within the Community Facilities – Recreation zone; and, for Minor Amendments to a Master Site Plan. This ASDP application constitutes a Minor Amendment to the approved Master Site Plan – File No. MSP98-06. Procedures and public notice were provided as required as noted below. Public comments are summarized and staff’s responses are located in Section VIII of this Notice of Decision.

Pre-application Meeting: March 30, 2016

Neighborhood Meeting: February 29, 2016

Determination of Complete Application: June 9, 2016

Public Notice to Application: July 8, 2016

Notice of SEPA Determination issued: July 22, 2016 (14-day comment/appeal period begins)

Final Determination for SEPA: August 5, 2016 (comment and appeal period ends for SEPA)

III. Background

Tibbetts Valley Park (TVP) is a 34 acre park located near the central area of the City and immediately adjacent to the Issaquah Park and Ride transit station. The project proposal is for new construction of a +/- 10,500 square foot concrete skate park with associated elements (including but not limited to benches, artwork, picnic tables, seatwalls, waste facilities, etc.). The skate park and associated elements are proposed to be sited in a grassed area located near the northwest corner of Tibbetts Valley Park and adjacent to the Newport Way NW entrance to the park.

Land Use Permit project review for the skate park will be through a Level II Administrative Site Development Permit (ASDP) process. Construction permit(s) will be required following land use approval. A SEPA Checklist was provided with the ASDP application and a Determination of Nonsignificance was issued by the Development Services Department on July 22, 2016. See Section V for additional information pertaining to SEPA review.

IV. Approval Criteria

Administrative Site Development Permit

The purpose of the Administrative Site Development Permit (ASDP) is to obtain planning level approval with the confidence that the project meets the standards and guidelines contained in the Issaquah Municipal Code (IMC), and, where appropriate, The Central Issaquah Plan Development and Design Standards, prior to the preparation of detailed infrastructure, building, and/or engineering or architectural drawings. The IMC approval criterion for Outdoor Recreation Facilities is outlined in IMC 18.07.490 as follows:

18.07.490 Outdoor recreation facilities

- A. Purpose: The purpose of defining standards for outdoor recreation facilities is to ensure that safe and functional facilities are provided which are compatible with the surrounding area. Due to the diverse types of recreation facilities, the standards are general in scope.

Staff: *Complies. The proposal is consistent and compatible with the existing and envisioned recreational uses within Tibbetts Valley Park and as assumed under the Tibbetts Valley Park Master Site Plan (File No. MS98-06).*

B. Approval Criteria:

1. Access: Existing or proposed motorized and nonmotorized access to facilities, including barrier-free, pedestrian and bike, are provided and identified;

Staff: *Complies. Pedestrian access will be provided via the existing sidewalk that is provided along the entry drive to the park from Newport Way NW. A pathway that is located around the perimeter of north perimeter of the grassed area where the skate park will be removed. This path was not part of the greater pedestrian circulation as provided with Newport Way NW. It is anticipated that a sidewalk, planter strip with street trees, and, bike lane will be provided to connect from the north park entrance to SR-900 in the future and initial capital facilities planning will commence in 2017 – see “Central Issaquah Plan – Development and Design Standards” below for additional information. (See Condition 1)*

Motorized access to Tibbetts Valley Park will remain unchanged at the north park entrance.

2. Environmental Impacts:

The existing natural environment of the area shall be identified, along with impacts of the proposed facility upon the natural environment, and required mitigation shall also be identified.

Staff: *Complies. A SEPA checklist was provided with the ASDP application. Environmental impacts were evaluated through the SEPA process and a Determination of Non-Significance (DNS) was issued on July 22, 2016 (see Attachment 4). No significant impacts were identified through the SEPA review and analysis.*

The project will add approximately +/-10,500 square feet of new impervious area to Tibbetts Valley Park. Stormwater will be contained and collected within

the bowl of the skate park and will be discharged into the City's existing stormwater system.

Lastly, five street trees will need to be removed in order to accommodate the skate park. It is expected that the presence of street trees in this location will be temporarily absent until the Newport Way NW frontage improvement project (described above) is constructed. Street trees are required component of the "Parkway" standard and the species and quantity of trees will be determined with the development of the street frontage project.

3. Linkages to Community Facilities:

Linkage, if any, by pedestrian and/or bike trail to other community facilities is provided and identified.

Staff: Complies. The skate park is integrated into the greater Tibbetts Valley Park through a system of formal and informal walk ways. Direct access to the adjacent Issaquah Transit Center is provided via a sidewalk and crosswalk that connects Tibbetts Valley Park to the transit center.

4. Maintenance:

Long term maintenance requirements are identified, funding options are noted, and a long term maintenance program is provided.

Staff: Complies. The Parks and Recreation Department has indicated that maintenance of the skate park will fall under the work plan for Tibbetts Valley Park. The addition of the skate park is not expected to generate a significant additional demand on Parks Department staff time or resources as the typical maintenance program for a skate park is generally limited to waste bin pickup and debris pickup.

5. Phasing: Phasing, if any, of the construction of the facility is identified.

Staff: Complies. No phasing is anticipated with the project.

6. Safety: The safety of all users is ensured through the use of posted regulations and user directions, adequate lighting, marked access points and other methods.

Staff: Complies. User signage will be provided with the skate park. Lighting is not proposed at this time and the skate park hours will be limited to the park hours for Tibbetts Valley Park.

7. Users: The potential users and general percentage of community that will benefit from the facility are identified, with potential conflict among user groups minimized.

Staff: The skate park is separate, and located away from, other active uses within the park. As such, there is not expected to be any conflict with other user groups.

8. Trailheads:

Staff: The provisions of this section are not applicable to this project.

9. Waste/Recycling:

Waste/recycling receptacles are provided and identified.

Staff: Complies. Waste and recycling bins are shown on the plans and will be provided with the project.

10. Parking/Traffic:

Provision for adequate on-site parking; with impacts of the proposed facility upon neighborhood traffic, and required mitigation shall also be identified.

Staff: Complies. Though specific criteria for the provision of vehicle parking at skate parks is not addressed in the Issaquah Municipal Code, adequate parking is provided within Tibbetts Valley Park as a whole. Specifically, 162 stalls are provided immediately adjacent to the project site and are available for use by users of Tibbetts Valley Park and users of the adjacent Issaquah Park and Ride per an inter-local agreement with King County. Additionally, 122 parking spaces are provided specifically for Tibbetts Valley Park which located west of the site and accessed from 12th Avenue NW.

Central Issaquah Plan – Development and Design Standards

Tibbetts Valley Park is located within the Community Facilities – Recreation (CF-R) zone which is outside of the Central Issaquah Plan boundary area. As such, the development and design standards of the Central Issaquah Plan do not apply to the project. Newport Way NW, however, is located within the Central Issaquah Plan Area and the project has been evaluated and designed to ensure that the designated roadway and frontage improvements (sidewalk, planter strip and ADA ramps) for the “Parkway” street standard can be accommodated in the future. **(See Condition 1)**

The Public Works Engineering Department has been instructed by the City Administration to develop a frontage improvement plan to provide sidewalk, planter strip and street trees, bike lane and ADA compliant ramps along the skate park street frontage between SR-900 and Newport Way NW. This work item will be evaluated and developed as part of the capital facility improvement work plan for 2017. A specific timeline for construction has not been identified at this time.

V. SEPA Review

The project is located in the Community Facilities – Recreation zone (CF-R). A SEPA Checklist was submitted with the application (see Attachment 3).

On July 22, 2016, the Development Services Department issued a SEPA Determination of Nonsignificance (see Attachment 4). No comments were received or appeals filed

VI. Decision

Based upon the application, submitted plans, listed Attachments, supplemental materials and rationale contained in this Notice of Decision, the Development Services Department approved the Administrative Site Development Permit application (ASDP16-00006), subject to the notes, terms and conditions of this Notice of Decision.

VII. Conditions

1. The project shall be evaluated during the Site Work and Landscape permit review to confirm that the Parkway street section can be fully accommodated for Newport Way NW. Street section elements to be evaluated includes: sidewalks, landscape amenities (planter strips), bike lanes, travel lanes and median/turn lane. Additionally, provision of ADA compliant curb ramps will be verified.

VIII. Response to Public Comment

Public Comments Received:

1. One public comment was received from Joe Verner on July 24, 2016:

Summary of comment

- a. What is the approved budget for the skate park?
- b. Where is the money coming from (what sources)?
- c. Who (person or agency) is accountable for the project and expenditures?
- d. What person and/or agency audit the project and expenses?

Staff Response:

- a. The approved budget for the project is \$525,000.
- b. The project is funded through four primary sources: City of Issaquah Park Mitigation Funds, City of Issaquah REET (Real Estate Excise Tax), King County Youth Sports Facilities Grant, and, Community Partners (donations).
- c. The project is located within an existing City park (Tibbetts Valley Park) and the responsible agency in charge of project implementation and oversight is the Parks and Recreation Department.
- d. The agency responsible for project manager is the Parks and Recreation Department. The project is managed by Jennifer Fink, Park Planner under the direction of the Director of the Parks and Recreation Department. Project expenditures are routed to the Parks and Recreation Department Director for final review and approval.

IX. Attachments

1. Land Use Permit Application, received May 5, 2016
2. Plan Set, dated May 25, 2016
3. SEPA Checklist, received May 5, 2016
4. SEPA Determination of Nonsignificance, issued July 22, 2016



CITY OF ISSAQUAH

ASDP16-00006 - ATTACHMENT 1



Land Use Application #324376 - Tibbetts Park Skatepark

Applicant

First Name	Last Name	Company Name		
James	Jeghers	Grindline Skateparks Inc.		
Number	Street	Apartment or Suite Number	E-mail Address	
4619	14th Ave. SW		jimmy@grindline.com	
City	State	Zip	Phone Number	Extension
Seattle	WA	98106	(206) 932-6414	

Contractor

Company Name				
Owner				
Number	Street	Apartment or Suite Number		
City	State	Zip	Phone Number	Extension
State License Number	License Expiration Date	UBI #	E-mail Address	

Project Location

Number	Street	Floor Number	Suite or Room Number
City	Zip Code	County Parcel Number	
Associated Building Permit Number		Tenant Name	
Additional Information (i.e. equipment location or special instructions).			
Work Location			
site on Parcels 2924069069 and 2924069057			

Property Owner

First Name	Last Name or Company Name		
Number	Street	Apartment or Suite Number	
City	State	Zip	

Certification Statement - The applicant states:

I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I have furnished true and correct information. I will comply with all provisions of law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.

Date Submitted: 5/5/2016 Submitted By: James Jeghers

Land Use Application #324376 - Tibbetts Park Skatepark

Project Contact

Company Name: City of Issaquah

Name: Jennifer Fink **Email:** JenniferF@issaquahwa.gov

Address: PO Box 1307 **Phone #:** (425) 837-3322
Issaquah WA 98027

Project Type	Activity Type	Scope of Work
Any Project Type	Project or Site Plan Approval	ASDP Level 2 New

Project Name: Tibbetts Park Skatepark

Description of Work: This project is a cast-in-place concrete skatepark located in Tibbetts Park.

Project Details

Project Information

Use (s) - proposed	Tibbetts Park Skatepark
Use - existing	Public Park

Clearing and Grading Information

Square feet of new impervious surface	11,300
Square feet of replaced impervious surface	100
Square feet of total impervious surface	11,300

Quantity and Size Specifications

Gross floor area of new nonresidential	11300
Gross square feet of proposed building	0
Gross square feet of proposed structured parking	0
Maximum proposed building height	2.5
Number of buildings	0
Number of proposed new residential units	0
Number of proposed parking spaces	0
Property size in square feet	15000

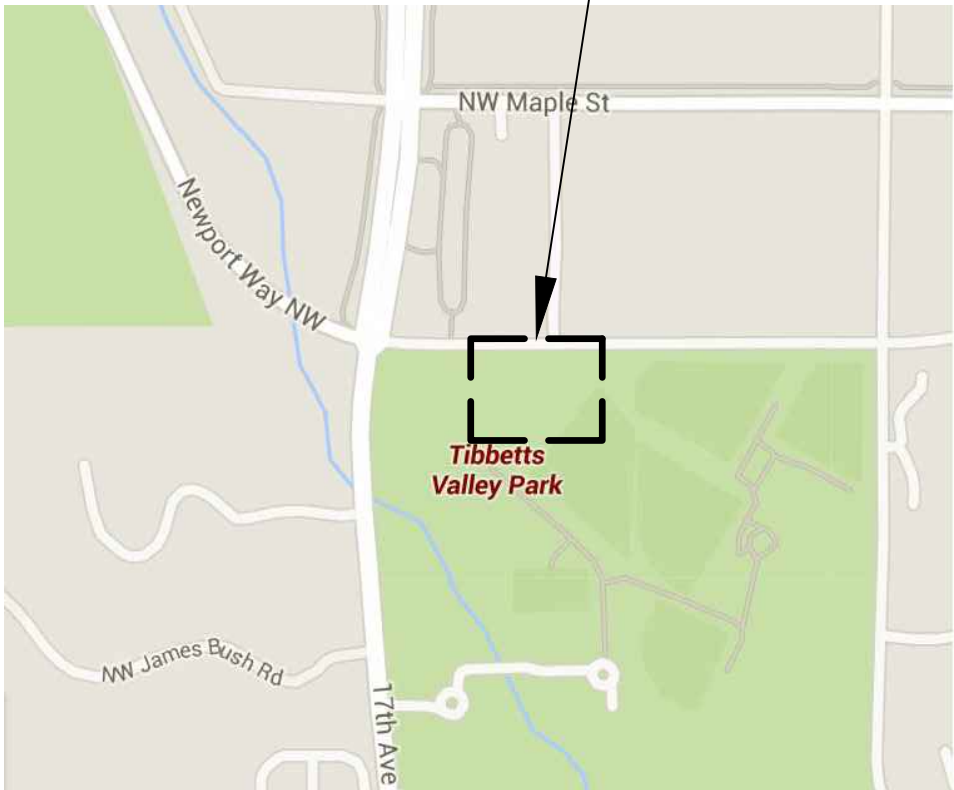
Additional Parcels:

2924069069,2924069057

SKATEPARK AT TIBBETTS VALLEY PARK

ISSAQUAH, WASHINGTON

VICINITY MAP



SITE ADDRESS

TIBBETTS VALLEY PARK
965 12TH AVE NW
ISSAQUAH, WA 98027

PARCELS

2924069069
2924069057

GROSS SITE AREA
OF CONTRUCTION
15,500 SQ. FT.

SKATEPARK
HARDSCAPE AREA
10,500 SQ. FT.

SHEET INDEX

- SP1.0 TITLE SHEET
- SP1.1 SATELLITE IMAGE
- SP1.2 EXISTING CONDITIONS
- SP1.3 DEMOLITION PLAN
- SP1.4 SITE PLAN
- SP1.5 FIRE AND RESCUE PLAN
(W/CIRCULATION)
- SP1.6 MATERIALS PLAN
- SP1.7 CONCRETE JOINTS
- SP1.8 CONCRETE COLORS
- SP1.9 DIMENSIONS PLAN
- C1.0 STORMWATER & EROSION
CONTROL PLAN
- C1.1 EROSION CONTROL DETAILS
- L1.0 LANDSCAPE PLAN
- SP2.1 SECTIONS AND KEY
- SP2.2 SECTIONS AND KEY
- SP2.3 SECTIONS AND KEY
- SP2.4 SECTIONS AND KEY
- SP2.5 SECTIONS AND KEY
- SP2.6 SECTIONS AND KEY
- SP2.7 SECTION - STREET CONNECTION
- SP3.1 DETAILS
- SP3.2 DETAILS
- SP3.3 DETAILS

PROJECT INFORMATION

CONTACTS

OWNER: CITY OF ISSAQUAH
CONTACT: BRIAN BERNTSEN
PARKS AND RECREATION DEPT.
P.O. BOX 1307
ISSAQUAH, WA, 98027
PHONE: (435) 837-1307
EMAIL: BRIANB@ISSAQUAHWA.GOV

CIVIL ENGINEER:

PAUL HARMSEN, PE
MACKAY SPOSITO
PHONE: 509 366 8215
EMAIL: PHARMSEN@MACKAYSPOSITO.COM

LEGAL DESCRIPTION

THE PROPERTY IS OWNED BY THE CITY OF
ISSAQUAH.

SKATEPARK DESIGNER:

GRINDLINE SKATEPARKS INC.
CONTACT:
MATT FLUEGGE
PHONE: 206 612 3401
EMAIL: MATT@GRINDLINE.COM

LANDSCAPE ARCHITECT:

JIM SANDLIN, PLA
MACKAY SPOSITO
PHONE: (360) 823 1346
EMAIL: JSANDLIN@MACKAYSPOSITO.COM



RENDERING FOR REFERENCE ONLY- NOT FOR CONSTRUCTION

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH THE ISSAQUAH BUILDING CODES AND THE 2012 IBC.
2. CONTRACTOR SHALL READ THESE PLANS AND NOTES ENTIRELY AND BRING ANY DISCREPANCIES TO GRINDLINE SKATEPARKS INC. IMMEDIATELY.
3. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS BEFORE SUBMITTAL OF A CONSTRUCTION BID.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, SEWERS, WATER LINES, ETC. CALL BEFORE YOU DIG 811.
5. WORK IN PUBLIC RIGHT OF WAY REQUIRES A CONTRACTOR TO OBTAIN A RIGHT OF WAY DISTURBANCE PERMIT. PER MMC12.36
6. IF ANY UTILITIES OF FACILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS, ALL WORK SHALL STOP IMMEDIATELY AND THE UTILITY COMPANY SHALL BE NOTIFIED.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES WITHIN THE AREA OF PROPOSED IMPROVEMENTS, AND IN THE EVENT OF DAMAGE, HE SHALL BEAR THE TOTAL COST OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR WILL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN IN THESE PLANS AND NOTES.
9. THE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ALL PERMITS, FEES, AND AGENCY INSPECTIONS AS REQUIRED.
10. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF THE FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF FINAL INSPECTION.
11. ALL DIMENSIONS ARE TAKEN FROM CURB FACE OR EDGE OF PAVING, UNLESS NOTED OTHERWISE ON PLANS. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE, AND ALL RADII, CURVES, AND SURFACES ARE TO HAVE EXTREMELY SMOOTH TRANSITIONS WITH ABSOLUTELY NO ABRUPT CHANGES OR BENDS.
12. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED BY AN INSPECTOR PRIOR TO POURING. NOTIFICATION WILL BE GIVEN WITH AT LEAST 48 HOURS NOTICE.
13. FOR SITE GRADING, SEE SITE PLAN PROVIDED FOR APPROXIMATE SLAB ELEVATIONS. REFER TO SECTION DRAWINGS FOR VERTICAL CONTROLS OF SKATEPARK FEATURES. MAINTAIN POSITIVE DRAINAGE WITHIN NEW AND EXISTING SLABS. FIELD FIT AS NECESSARY.
14. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SITE INSPECTIONS DO NOT INCLUDE THE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
15. DESIGN MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, GRINDLINE SKATEPARKS INC. AND THE APPLICABLE GOVERNING CODE AUTHORITY.



GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION

4619 14th Ave SW
Issaquah, WA 98048
P: 206.932.6141 F: 206.932.6840
www.grindline.com

ASDP SUBMITTAL
NOT FOR CONSTRUCTION

SCALE: N.T.S.

TITLE SHEET

SHEET:

SP1.0

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

This design is an instrument of professional service and is the property of Grindline Skateparks Inc. Any use of these plans shall be restricted to the project for which they were prepared.



GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION
4619 14th Ave SW
Seattle, WA 98148
P: 206.932.6810 F: 206.932.6810
www.grindline.com

ASDP SUBMITTAL
NOT FOR CONSTRUCTION

SCALE: N.T.S.

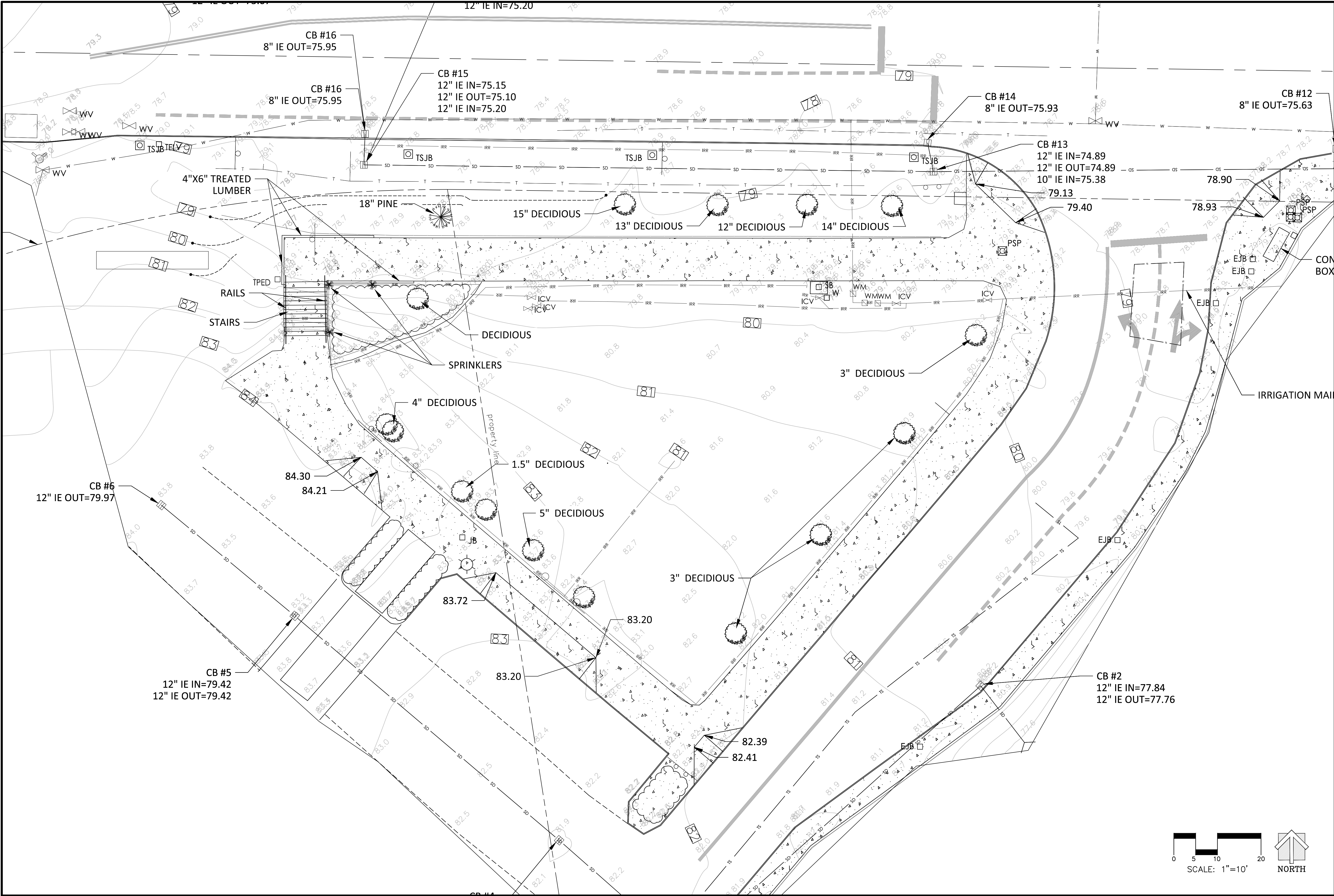
SATELLITE IMAGE
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.1

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION

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Seattle, WA 98148
P: 206.932.5411 F: 206.932.6840
www.grindline.com

ASDP SUBMITTAL
NOT FOR CONSTRUCTION

SCALE: 1" = 10'

EXISTING CONDITIONS

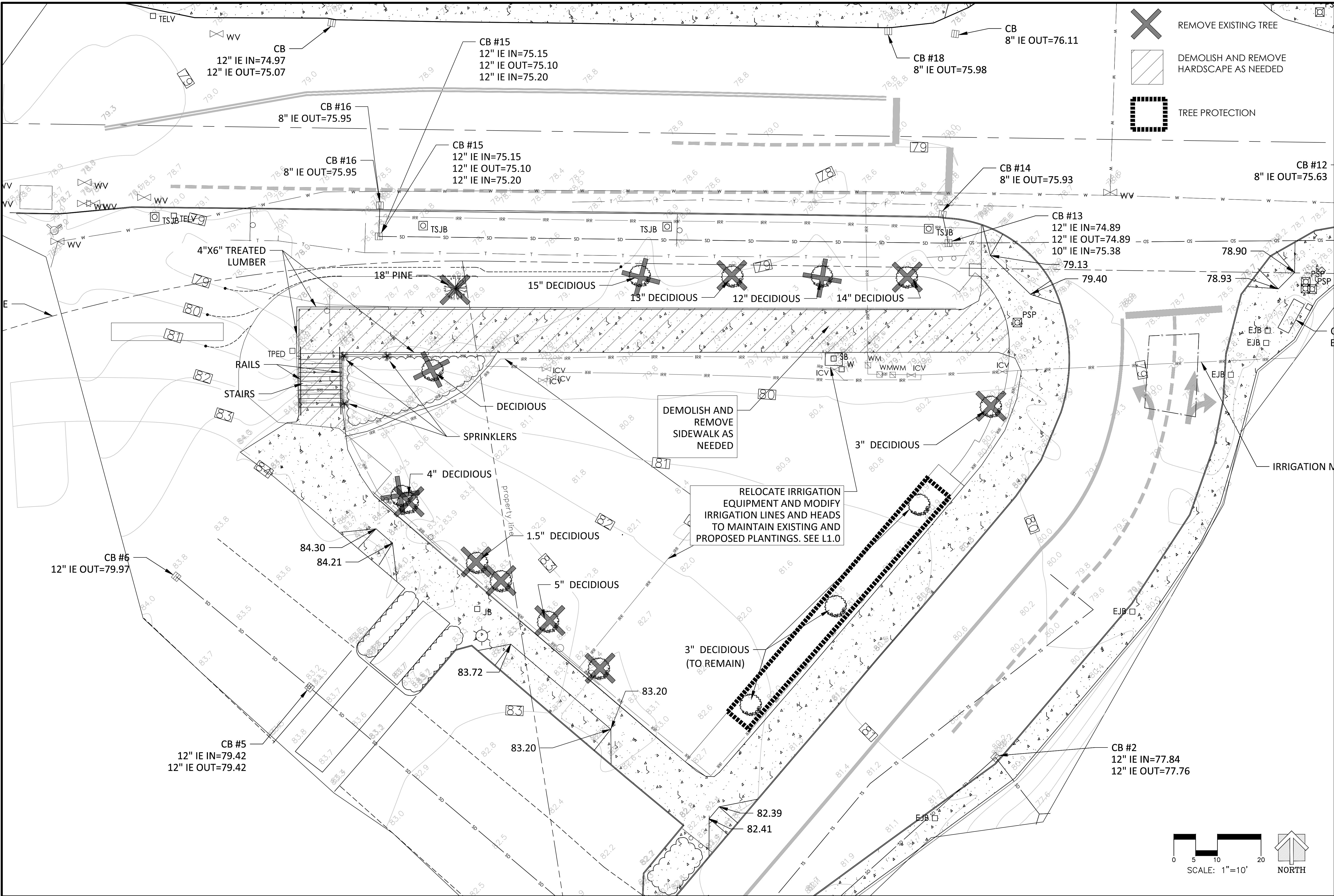
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.2

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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- REMOVE EXISTING TREE
- DEMOLISH AND REMOVE HARDSCAPE AS NEEDED
- TREE PROTECTION



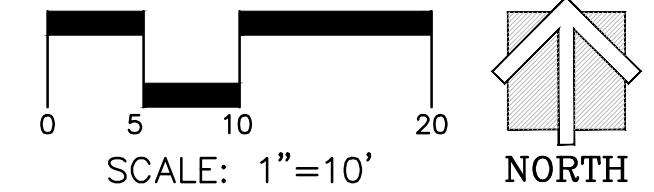
GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION
4619 14th Ave SW
Issaquah, WA 98027
P: 206.932.4141 F: 206.932.6840
www.grindline.com

ASDP SUBMITTAL
NOT FOR CONSTRUCTION

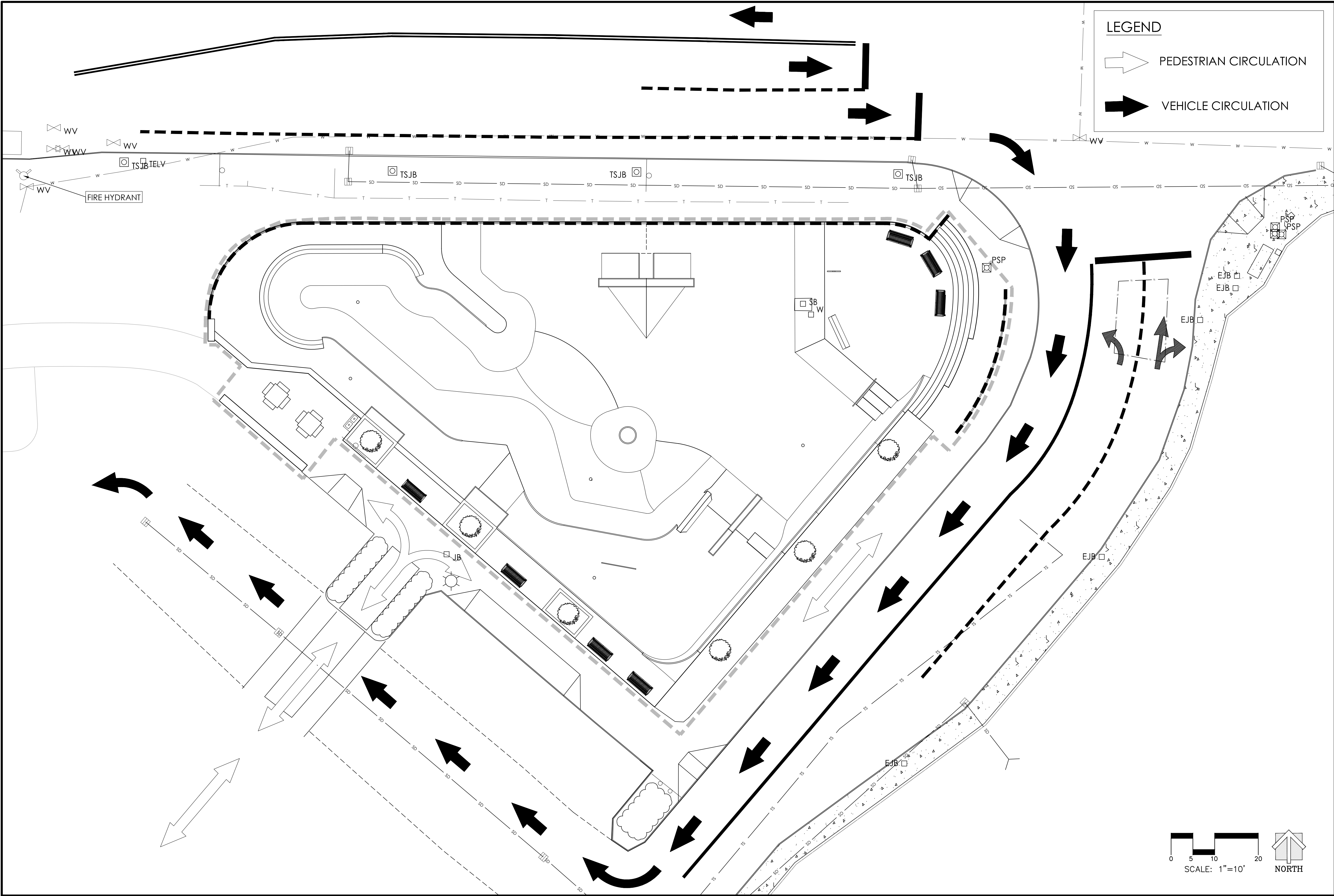
SCALE: 1" = 10'

DEMOLITION PLAN
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.3
DATE: 05.25.16
DRAWN BY: JRJ
CHECKED BY: MBF



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LEGEND

PEDESTRIAN CIRCULATION

VEHICLE CIRCULATION

0 5 10 20
SCALE: 1"=10'

NORTH



GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION

4619 14th Ave SW
Issaquah, WA 98027
P: 206.932.6341 F: 206.932.6840
www.grindline.com

ASDP SUBMITTAL
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SCALE: 1" = 10'

FIRE AND SAFETY PLAN W/
CIRCULATION

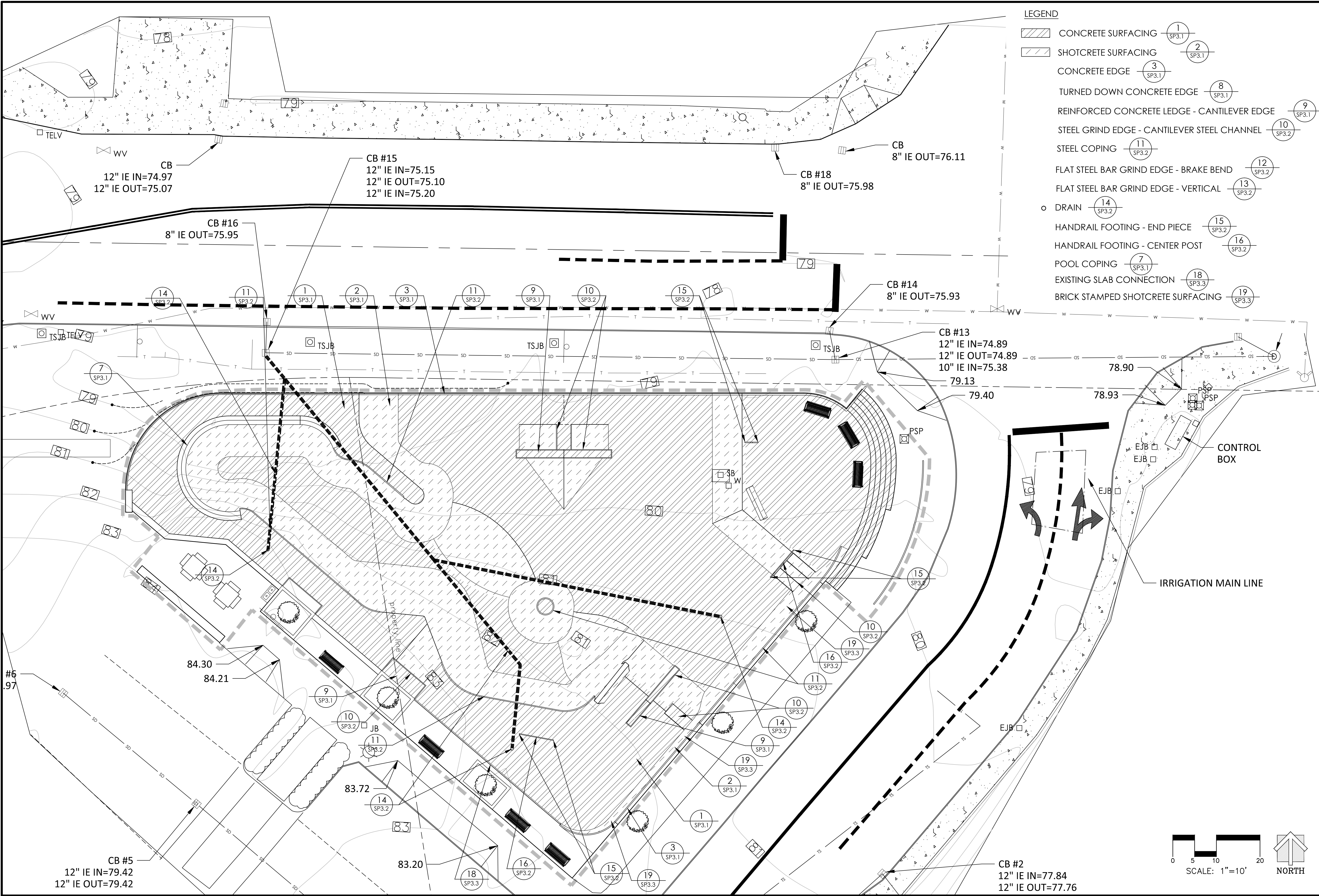
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.5

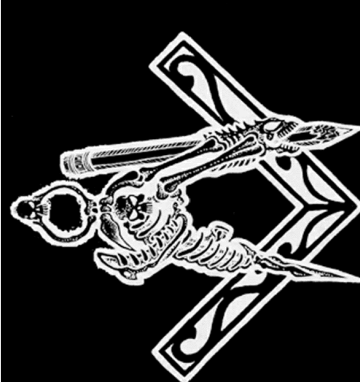
DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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- LEGEND
- CONCRETE SURFACING (1 SP3.1)
 - SHOTCRETE SURFACING (2 SP3.1)
 - CONCRETE EDGE (3 SP3.1)
 - TURNED DOWN CONCRETE EDGE (8 SP3.1)
 - REINFORCED CONCRETE LEDGE - CANTILEVER EDGE (9 SP3.1)
 - STEEL GRIND EDGE - CANTILEVER STEEL CHANNEL (10 SP3.2)
 - STEEL COPING (11 SP3.2)
 - FLAT STEEL BAR GRIND EDGE - BRAKE BEND (12 SP3.2)
 - FLAT STEEL BAR GRIND EDGE - VERTICAL (13 SP3.2)
 - DRAIN (14 SP3.2)
 - HANDRAIL FOOTING - END PIECE (15 SP3.2)
 - HANDRAIL FOOTING - CENTER POST (16 SP3.2)
 - POOL COPING (7 SP3.1)
 - EXISTING SLAB CONNECTION (18 SP3.3)
 - BRICK STAMPED SHOTCRETE SURFACING (19 SP3.3)



CONCRETE SKATEPARK DESIGN & CONSTRUCTION

4619 14th Ave SW
Seattle, WA 98148
P: 206.932.5414 F: 206.932.6840
www.grindline.com

ASDP SUBMITTAL
NOT FOR CONSTRUCTION

SCALE: 1" = 10'

MATERIALS PLAN

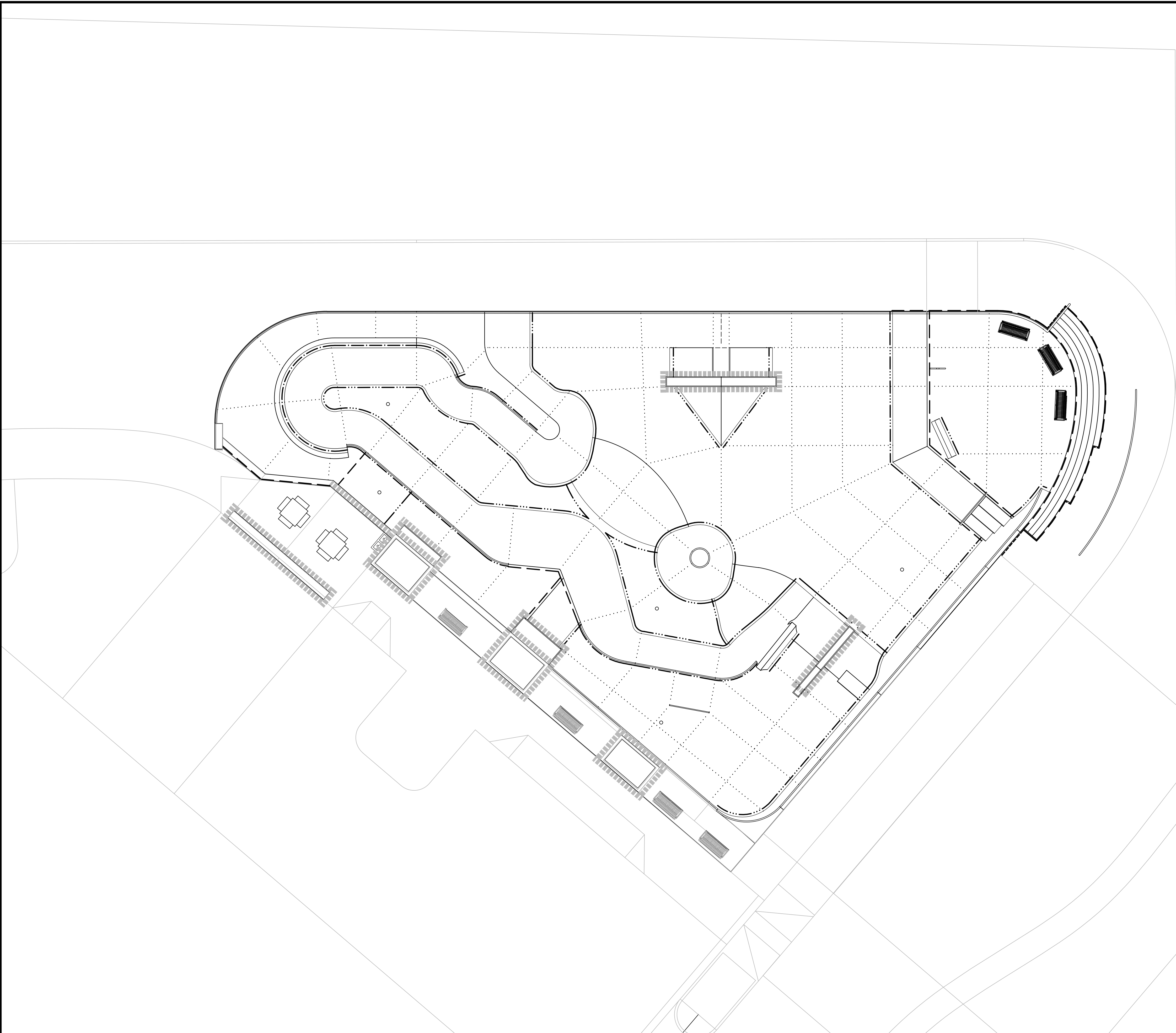
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.4

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

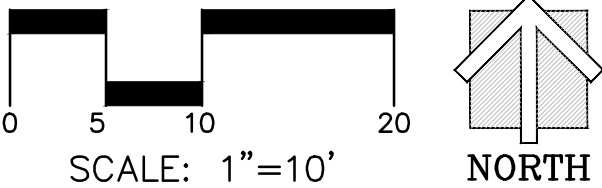
This design is an instrument of professional service and is the property of Grindline Skateparks Inc.. Any use of these plans shall be restricted to the project for which they were prepared.



LEGEND

- COLD JOINT (Symbol: 6 SP3.1)
- KEY JOINT (Symbol: 4 SP3.1)
- BOND BEAM-STEEL COPING (Symbol: 11 SP3.2)
- SAW CUT JOINT (Symbol: 5 SP3.1)
- BOND BEAM- POOL COPING (Symbol: 7 SP3.1)
- EXPANSION JOINT (Symbol: 17 SP3.2)

NOTE:
SAW CUT PATTERN IS SHOWN TO PROVIDE DIRECTION. CONTRACTOR TO CUT SLAB AS NEEDED TO PREVENT CRACKING. SAW CUTS MUST BE MADE BEFORE ANY SIGNS OF THERMAL CRACKING. THERMAL CRACKING AS A RESULT OF INSUFFICANT CRACK CONTROL MAY RESULT IN UNSKATABLE SURFACES.



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SCALE: 1" = 10'

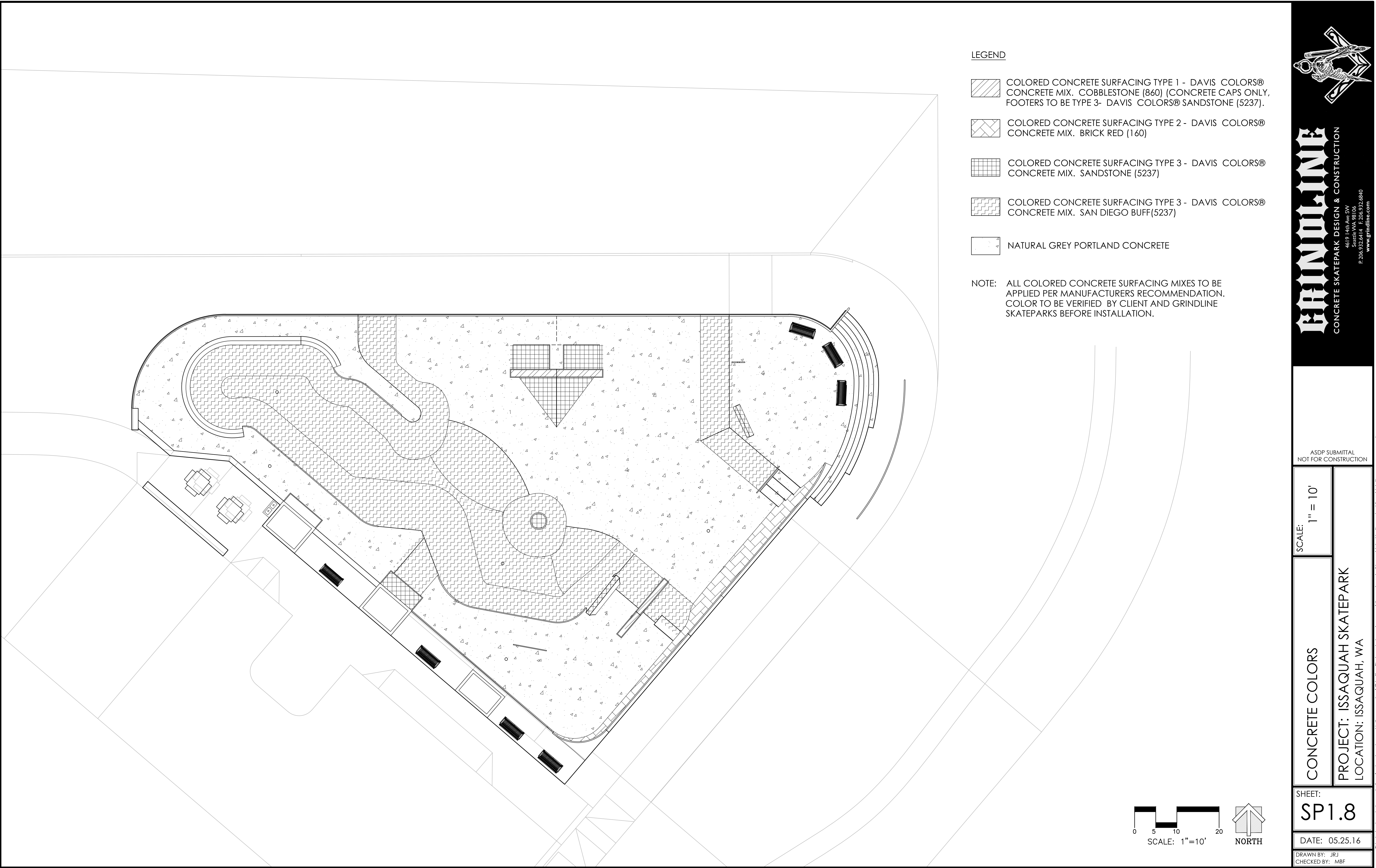
CONCRETE JOINTS
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.5

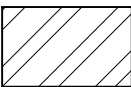

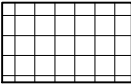
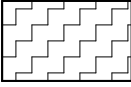
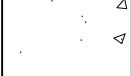
DATE: 05.25.16

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CHECKED BY: MBF

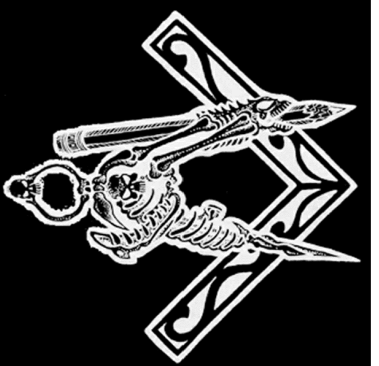
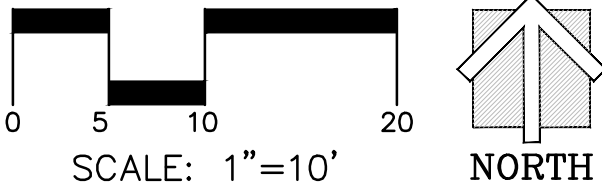
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LEGEND

-  COLORED CONCRETE SURFACING TYPE 1 - DAVIS COLORS® CONCRETE MIX. COBBLESTONE (860) (CONCRETE CAPS ONLY, FOOTERS TO BE TYPE 3- DAVIS COLORS® SANDSTONE (5237)).
-  COLORED CONCRETE SURFACING TYPE 2 - DAVIS COLORS® CONCRETE MIX. BRICK RED (160)
-  COLORED CONCRETE SURFACING TYPE 3 - DAVIS COLORS® CONCRETE MIX. SANDSTONE (5237)
-  COLORED CONCRETE SURFACING TYPE 3 - DAVIS COLORS® CONCRETE MIX. SAN DIEGO BUFF(5237)
-  NATURAL GREY PORTLAND CONCRETE

NOTE: ALL COLORED CONCRETE SURFACING MIXES TO BE APPLIED PER MANUFACTURERS RECOMMENDATION. COLOR TO BE VERIFIED BY CLIENT AND GRINDLINE SKATEPARKS BEFORE INSTALLATION.



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CONCRETE COLORS

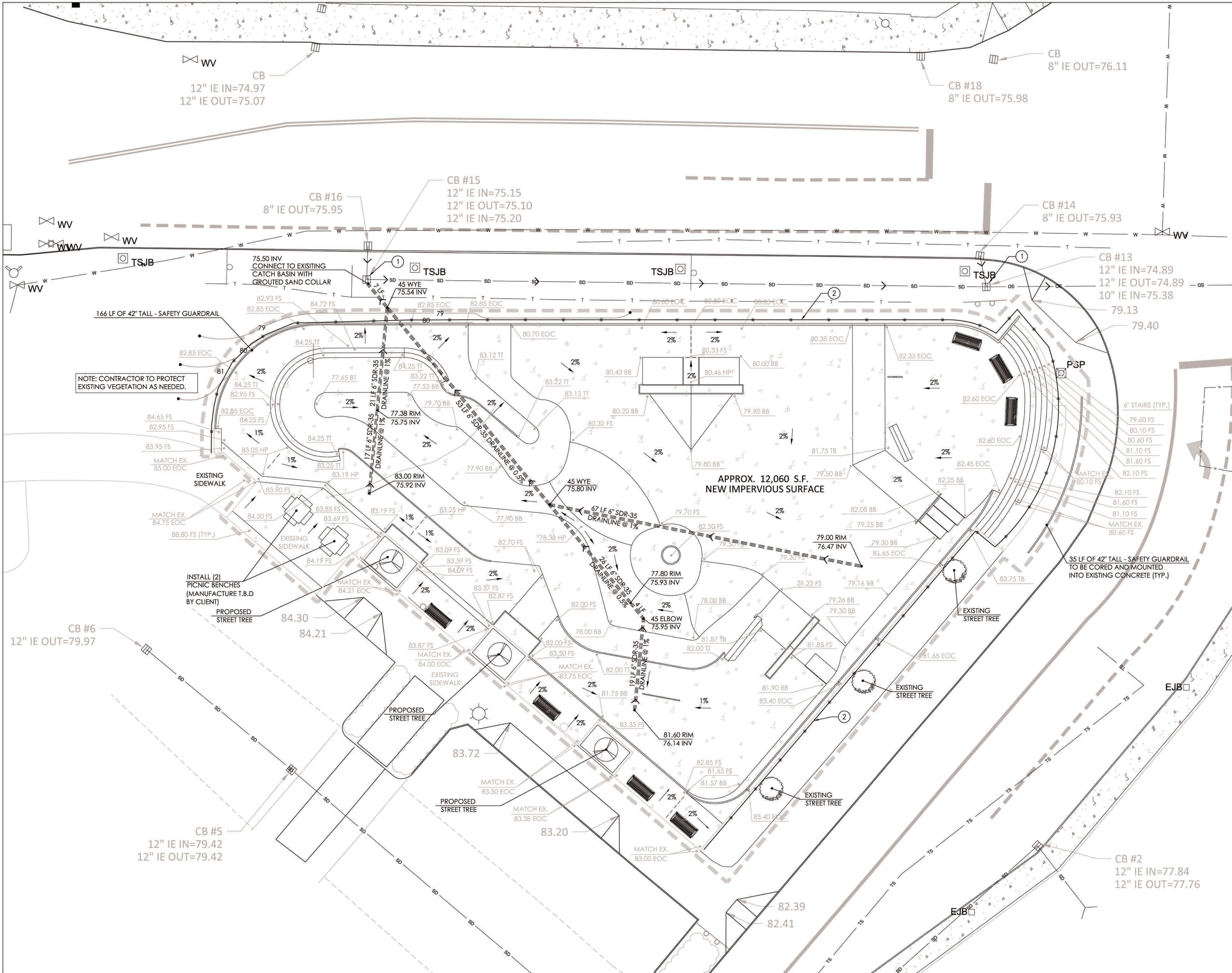
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP1.8

DATE: 05.25.16

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CHECKED BY: MBF

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LEGEND

EOC	EDGE OF CONCRETE
INV	INVERT ELEVATION
RIM	RIM ELEVATION
FS	FINISHED SURFACE
TT	TOP OF TRANSITION
BT	BOTTOM OF TRANSITION
TB	TOP OF BANK
BB	BOTTOM OF BANK
HP	HIGH POINT
2%	PERCENT SLOPE ARROW
○	AREA DRAIN
=====	6" SDR-35 STORM DRAIN LINE
---	LIMITS OF CONSTRUCTION
SD	EXISTING STORM LINE
CB	EXISTING CATCH BASIN
83.20	EXISTING SPOT GRADE ELEVATION
>	FLOW ARROW
---	TEMPORARY SILT FENCE

- STORM GENERAL NOTES**
1. GRATES IN BOTTOM OF SKATE BOWLS SHALL BE ZURN Z-415B W/ TYPE B STRAINER.
 2. ALL DRAINAGE FACILITIES SHALL BE INSPECTED BY CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT PRIOR TO BACKFILL OR CONSTRUCTION OF PAVING. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOUR NOTICE TO PUBLIC WORKS DEPARTMENT TO SCHEDULE INSPECTION.
 3. PRESERVE AND PROTECT EXISTING STORM SYSTEM.
 4. ALL STORM PIPE AND FITTINGS SHALL BE SDR-35 WITH WATER TIGHT JOINTS OR EQUAL. SIZE AS SHOWN ON DRAWINGS.
 5. SEE ISSAQUAH SKATE PARK TECHNICAL INFORMATION REPORT FOR PRELIMINARY STORM DRAINAGE CALCULATION IN ACCORDANCE WITH APPLICABLE STANDARDS.

- EROSION CONTROL GENERAL NOTES**
1. ADJACENT STREETS SHALL BE KEPT CLEAN. STREETS ARE TO BE SWEEPED, NOT WASHED. ALL SEDIMENT COLLECTED BY SWEEPING SHALL BE STABILIZED ON SITE. WASHING THE STREET INTO THE STORM SYSTEM WILL NOT BE PERMITTED.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE ADJACENT STREETS AT ALL TIMES DURING GRADING AND CONSTRUCTION OPERATIONS.
 3. THE CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF ISSAQUAH REQUIREMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR THE REQUIRED DUST CONTROL MEASURES.
 4. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING THE ON-SITE STORM SYSTEM, ON-SITE PONDS, AND OFF-SITE STORM SYSTEM. THE CONTRACTOR SHALL EMPLOY WATTLES, INLET PROTECTION, SILT FENCE, AND OTHER BMP METHODS AS REQUIRED TO KEEP SEDIMENT FROM LEAVING THE SITE OR FROM ENTERING THE STORM FACILITIES.
 5. UPON COMPLETION OF THE GRADING, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.

- EROSION CONTROL KEY NOTES**
- ① TEMPORARY STORM INLET PER DETAIL 1 / C1.1
 - ② TEMPORARY SILT FENCE PER DETAIL 2 / C1.1

0 5 10 20
SCALE: 1"=10'

NORTH

SCALE: 1" = 10'

STORMWATER AND
EROSION CONTROL PLAN

PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
C1.0

DATE: 04.22.16

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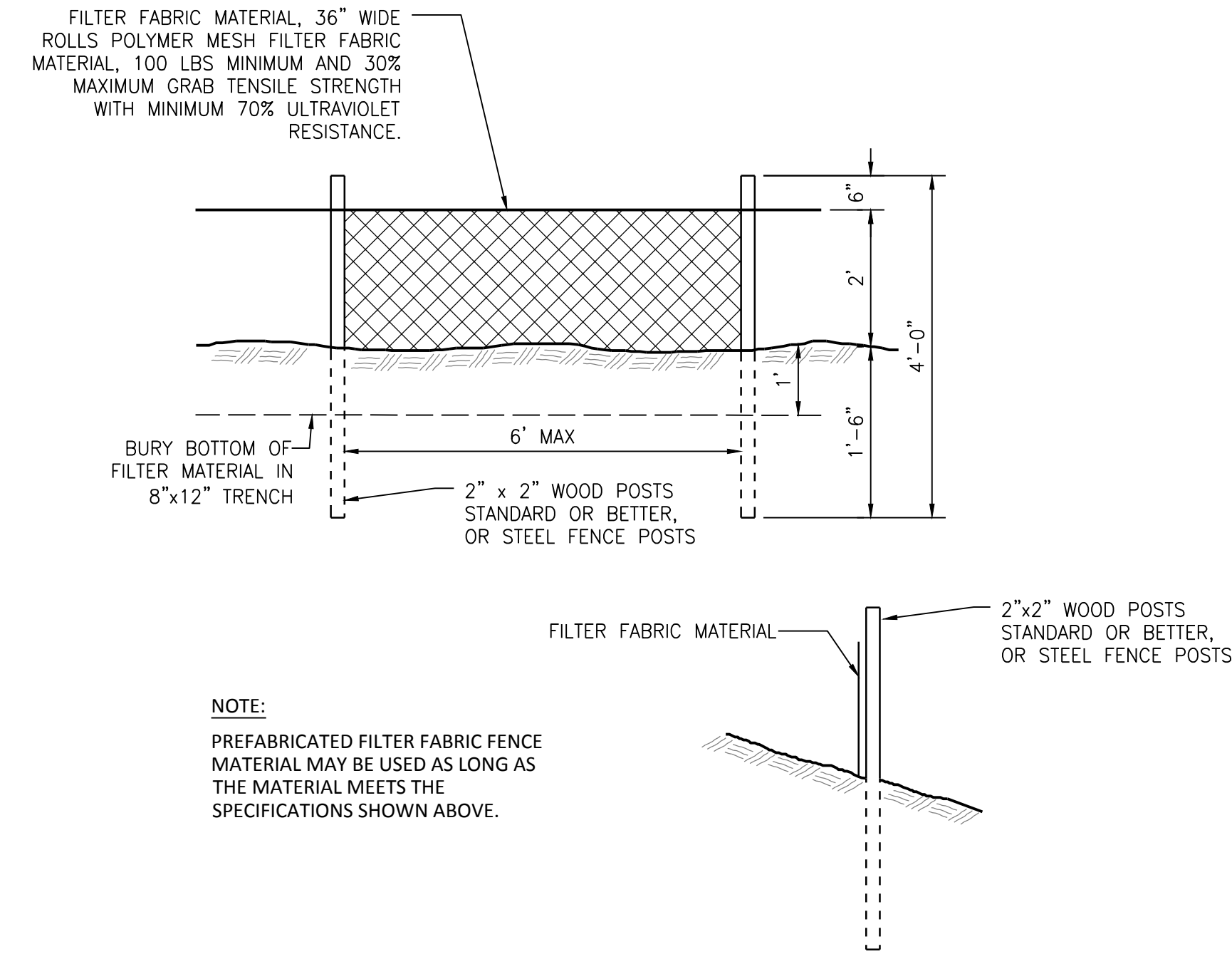
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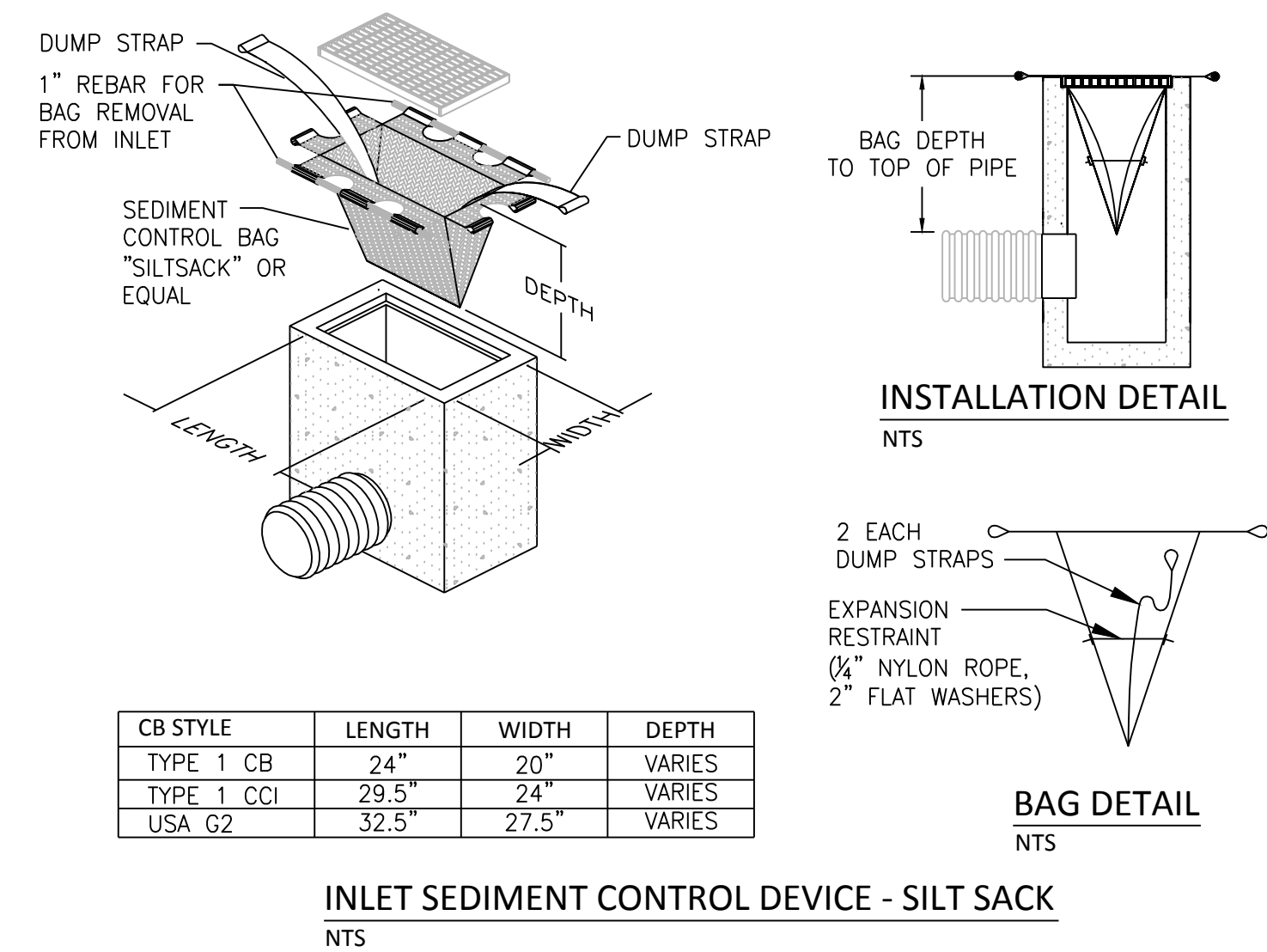
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2

TEMPORARY SILT FENCE

NO SCALE



- NOTES:
1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 2. FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
 3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT), AS PER THE MANUFACTURER'S SPECS.
 4. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
 5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
 6. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
 7. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

1

TEMPORARY STORM INLET PROTECTION

NO SCALE



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SCALE:
AS NOTED

EROSION CONTROL DETAILS

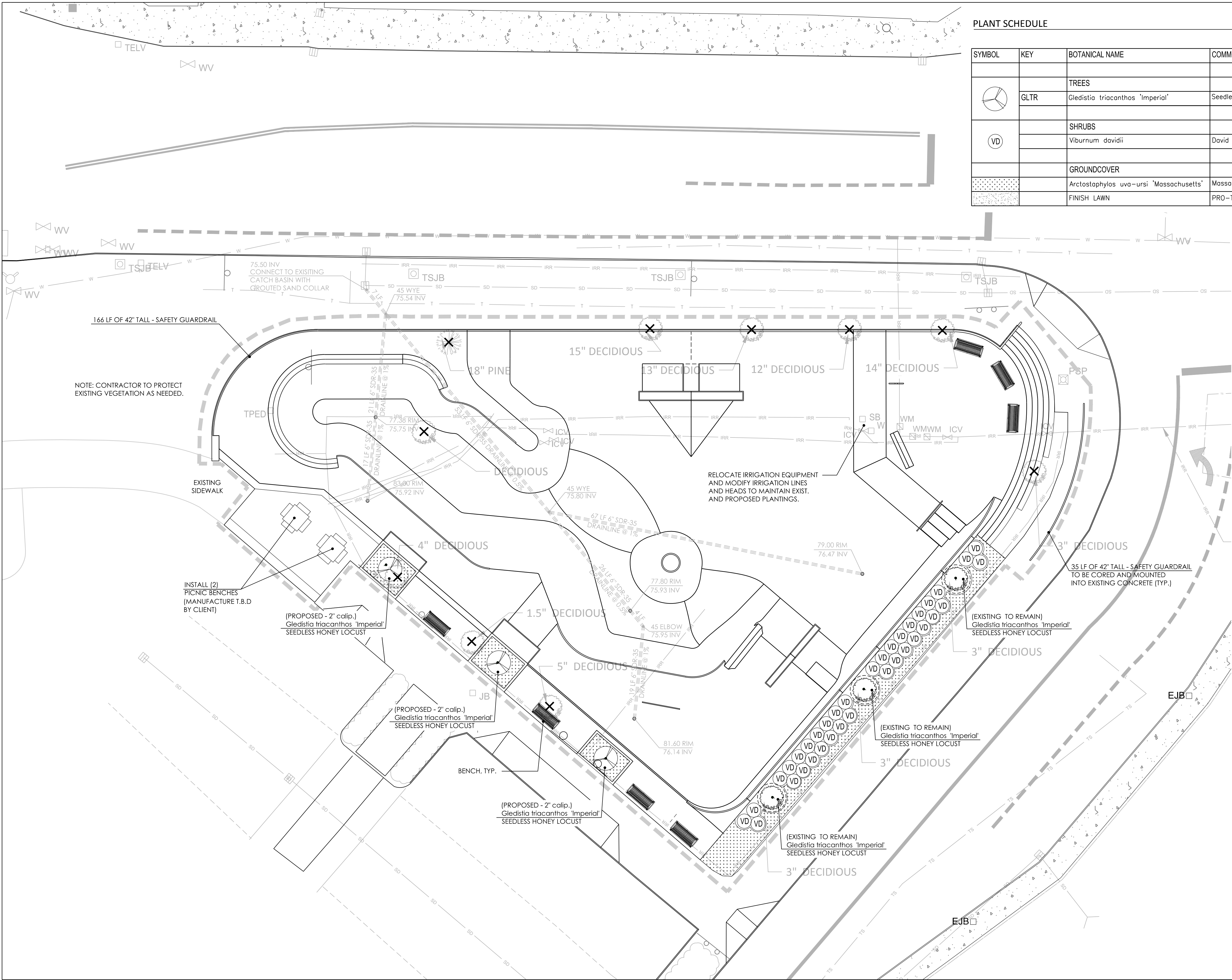
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
C1.1

DATE: 04.22.16

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PLANT SCHEDULE				
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE & CONT.
	GLTR	TREES		
		Gledistia triacanthos 'Imperial'	Seedless Honey Locust	2" calip. / B & B
	VD	SHRUBS		
		Viburnum davidii	David Viburnum	1 Gallon Container
		GROUNDCOVER		
		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	1 Gallon Container, 24" O.C.
		FINISH LAWN	PRO-TIME 303 SUN MIX LAWN	8-10 LBS. PER 1000 SF.

LEGEND

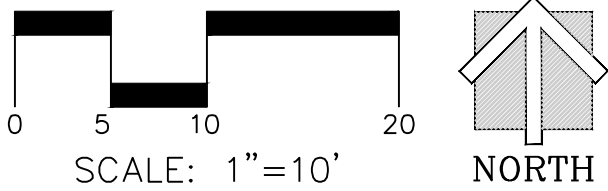
EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

PROPOSED DECIDUOUS TREE

CRITICAL ROOT ZONE

- LANDSCAPE NOTES**
- THE EXISTING IRRIGATION SYSTEM WILL BE MODIFIED DURING CONSTRUCTION TO ACCOMMODATE THE NEW LANDSCAPE PLANTINGS AND TO CONTINUE SERVICE TO THE EXISTING PLANTINGS. THE MODIFICATIONS WILL INCLUDE BUT NOT BE LIMITED TO RELOCATION OF:
 - 2" IRRIGATION METER
 - 1 1/2" PRESSURE REGULATING VALVE
 - 2" AUTOMATIC MASTER VALVE
 - 18 STATION SATELLITE CONTROLLER
 - DOUBLE CHECK ASSEMBLY
 - AUTOMATIC CONTROL VALVES
 - MAINLINE AND LATERALS
 - SHRUB AND TURF HEADS
 - THE PROPOSED PLANT PALLET HAS BEEN TAKEN FROM THE ORIGINAL PLANT SCHEDULE PROVIDED FOR THE TIBBETTS VALLEY PARK JOINT USE PARKING FACILITY CONSTRUCTION DOCUMENTS TO FIT WITHIN CONTEXT OF THE SURROUNDING LANDSCAPE TO REMAIN.
 - ALL DISTURBED AREAS NOT OTHERWISE SHOWN TO RECEIVE PLANTING SHALL BE RESTORED TO EXISTING CONDITION OR SEEDED WITH FINISHED LAWN USING SEED MIX SHOWN IN PLANT SCHEDULE.
 - THE USE OF BARK MULCH AROUND THE SKATE PARK SHOULD BE MINIMIZED.



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SCALE:
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LANDSCAPE PLAN

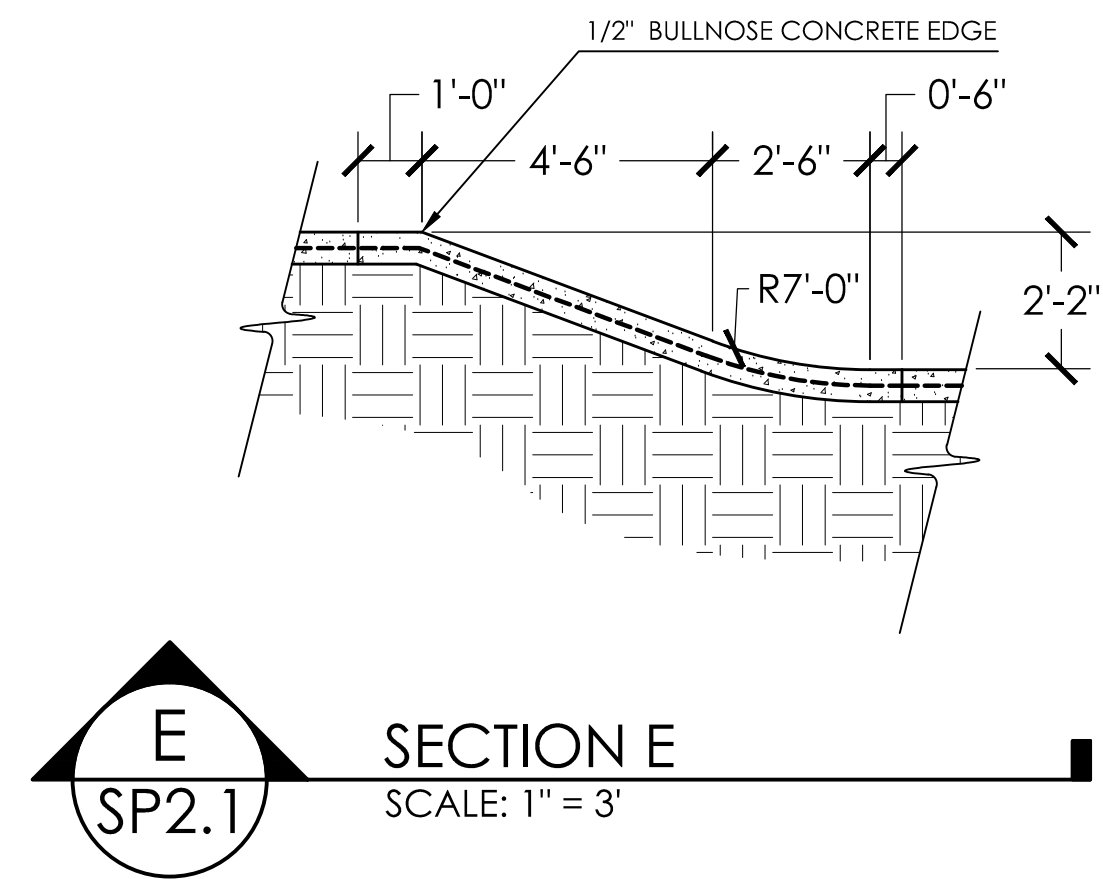
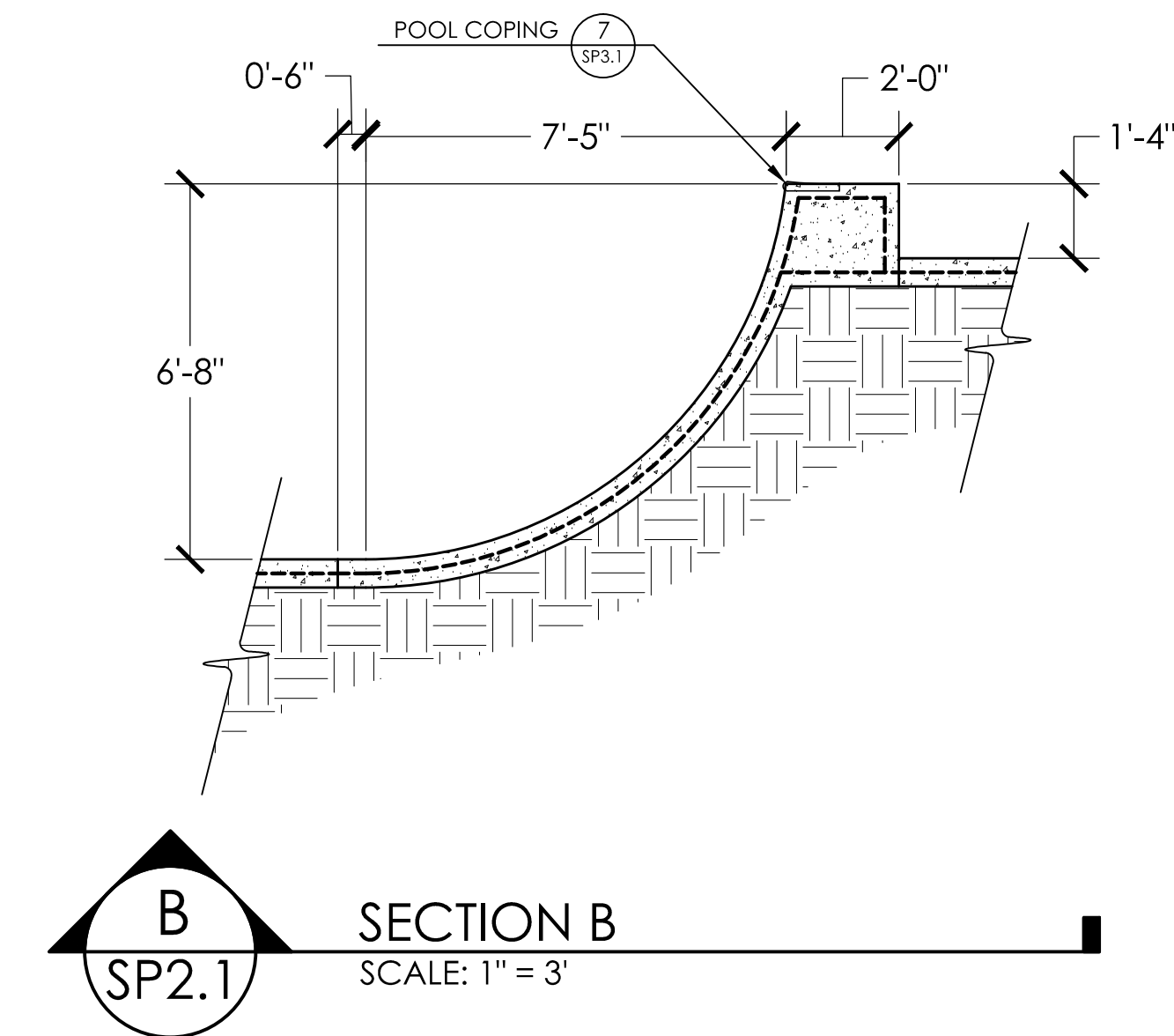
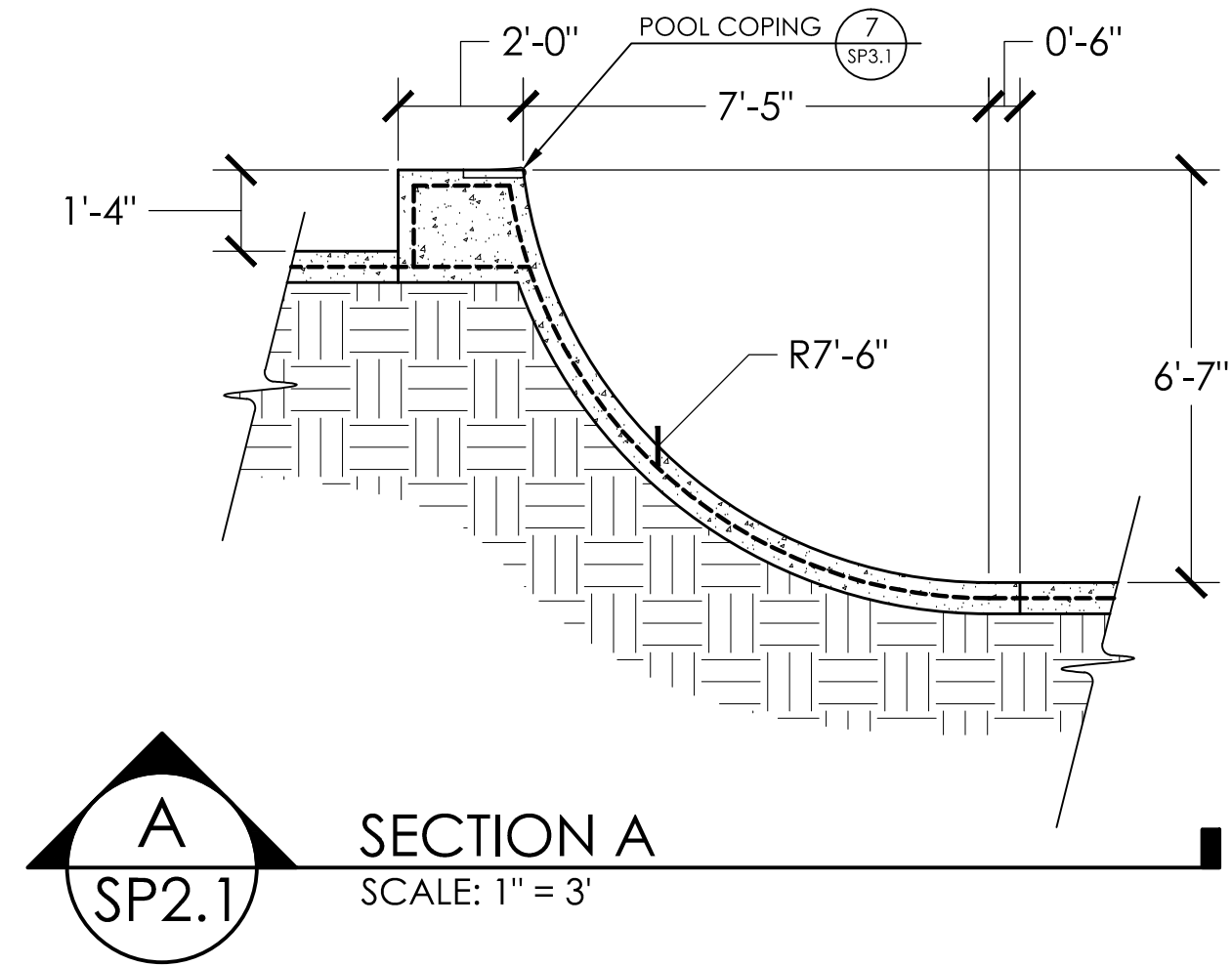
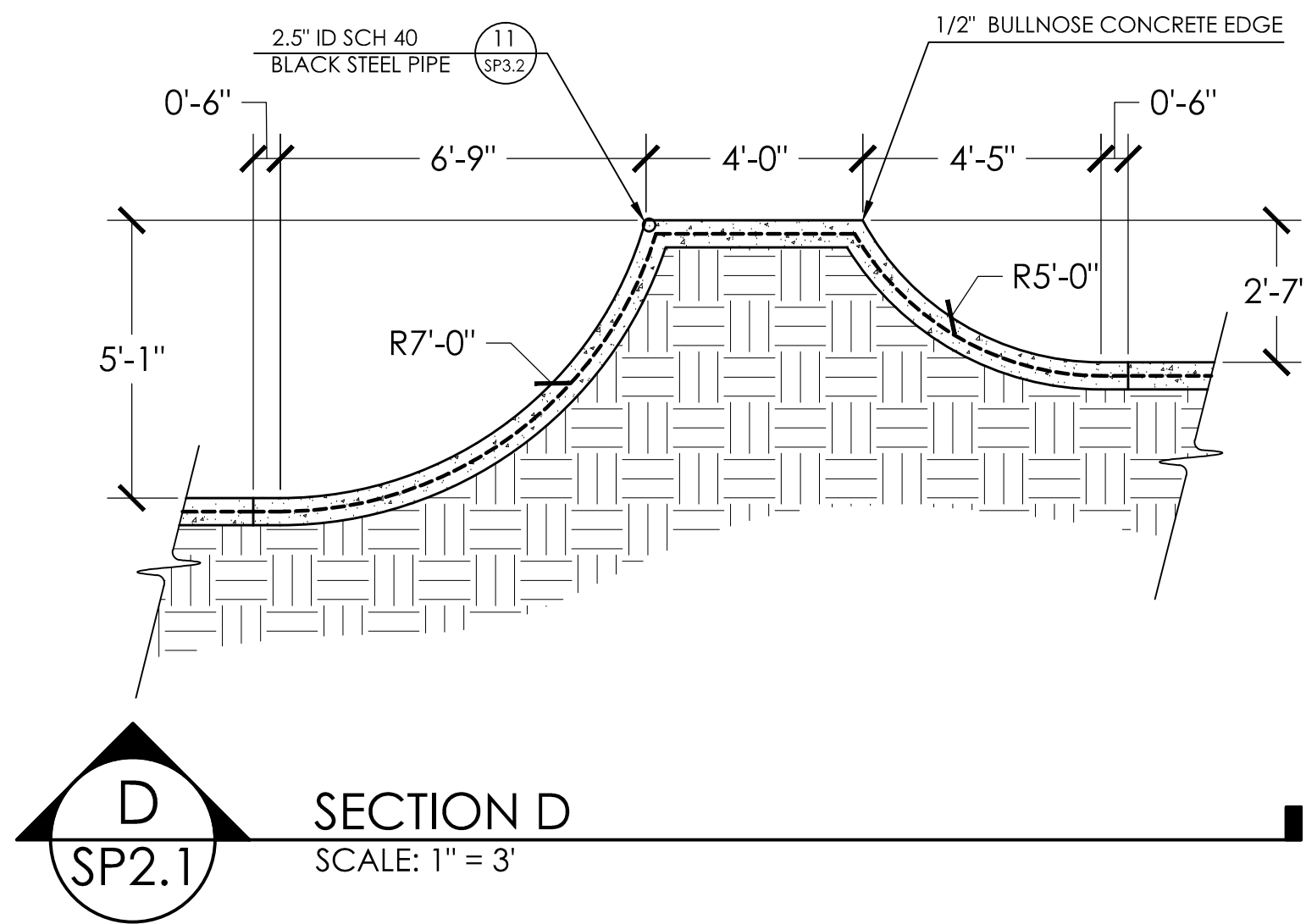
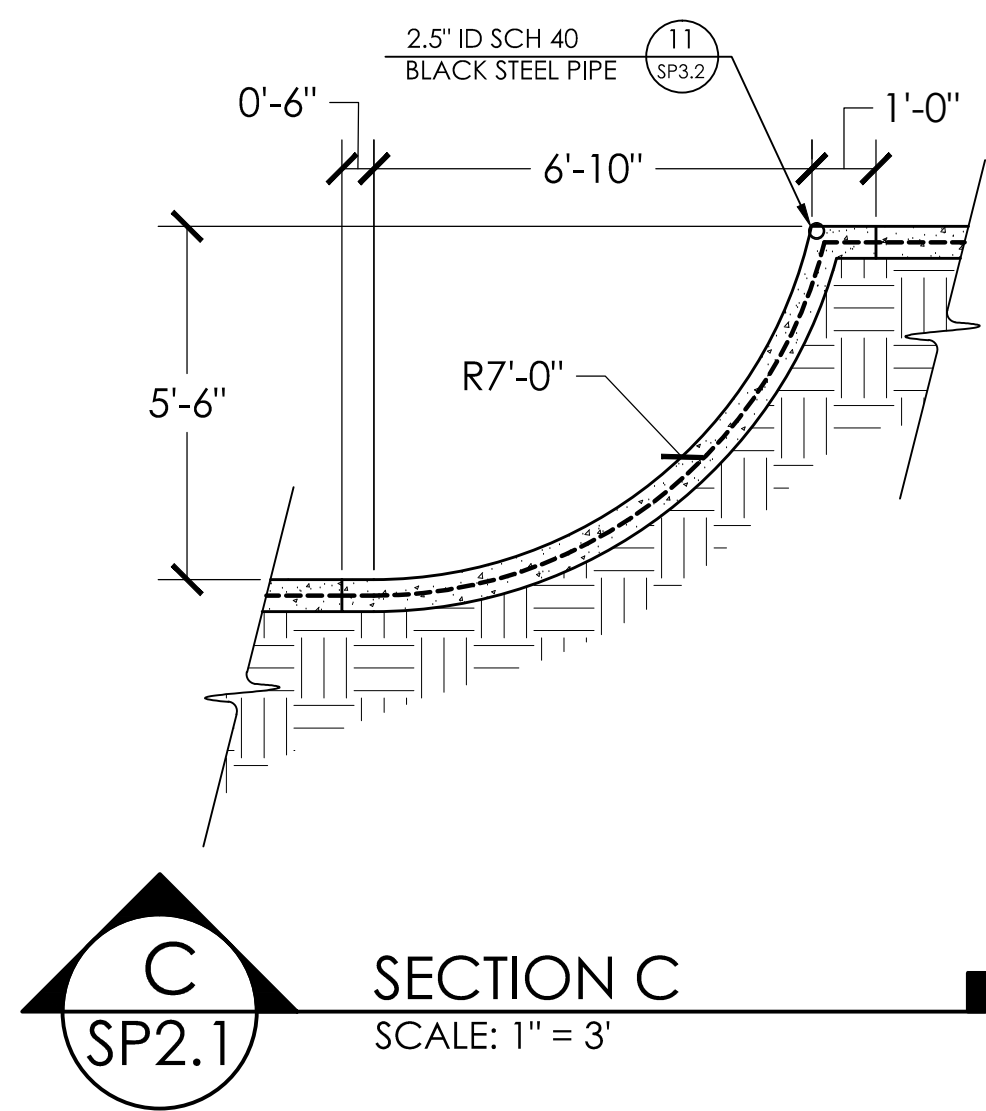
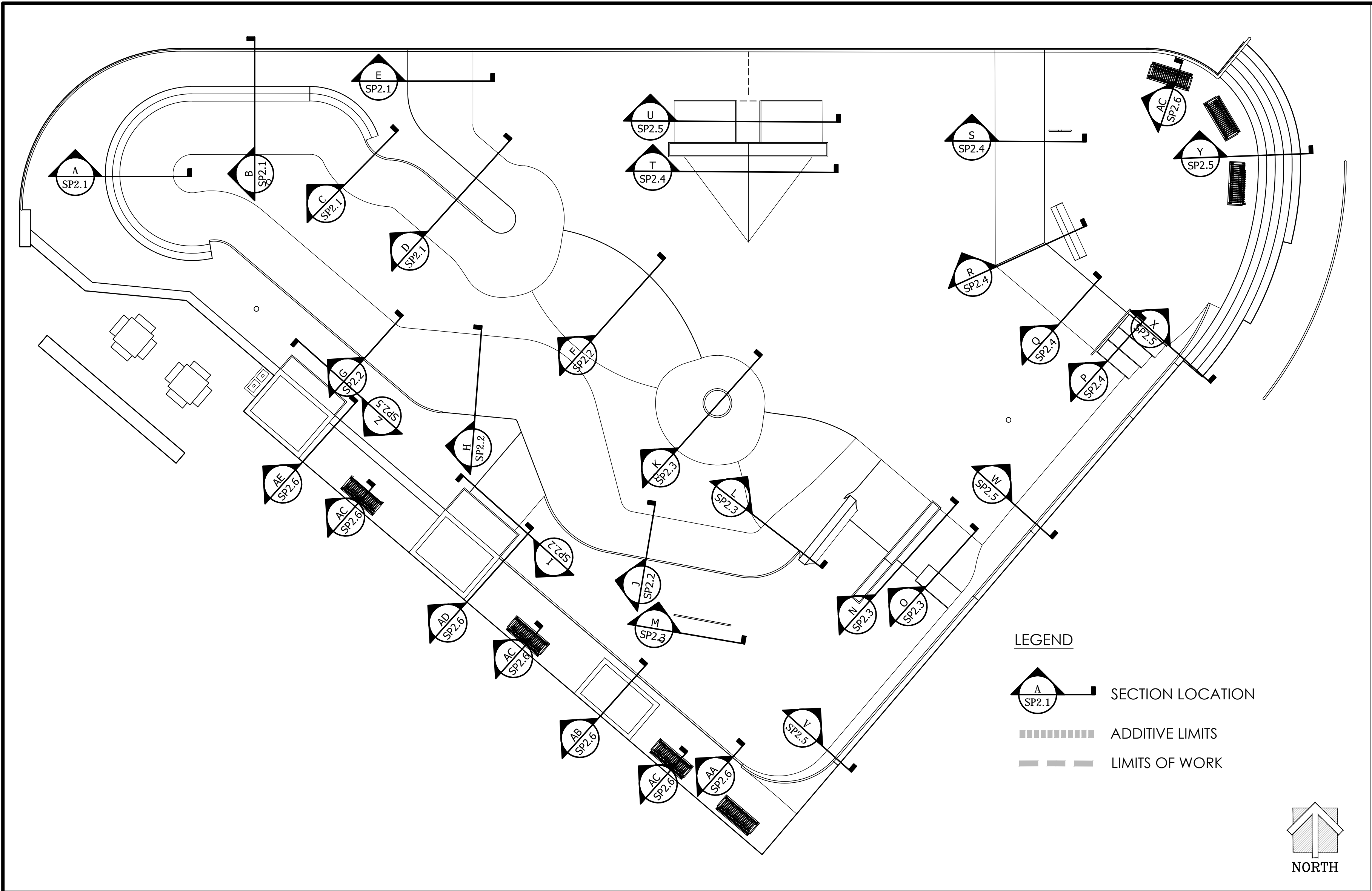
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
L1.0

DATE: 04.22.16

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SCALE: 1"=3'

SECTIONS AND KEY

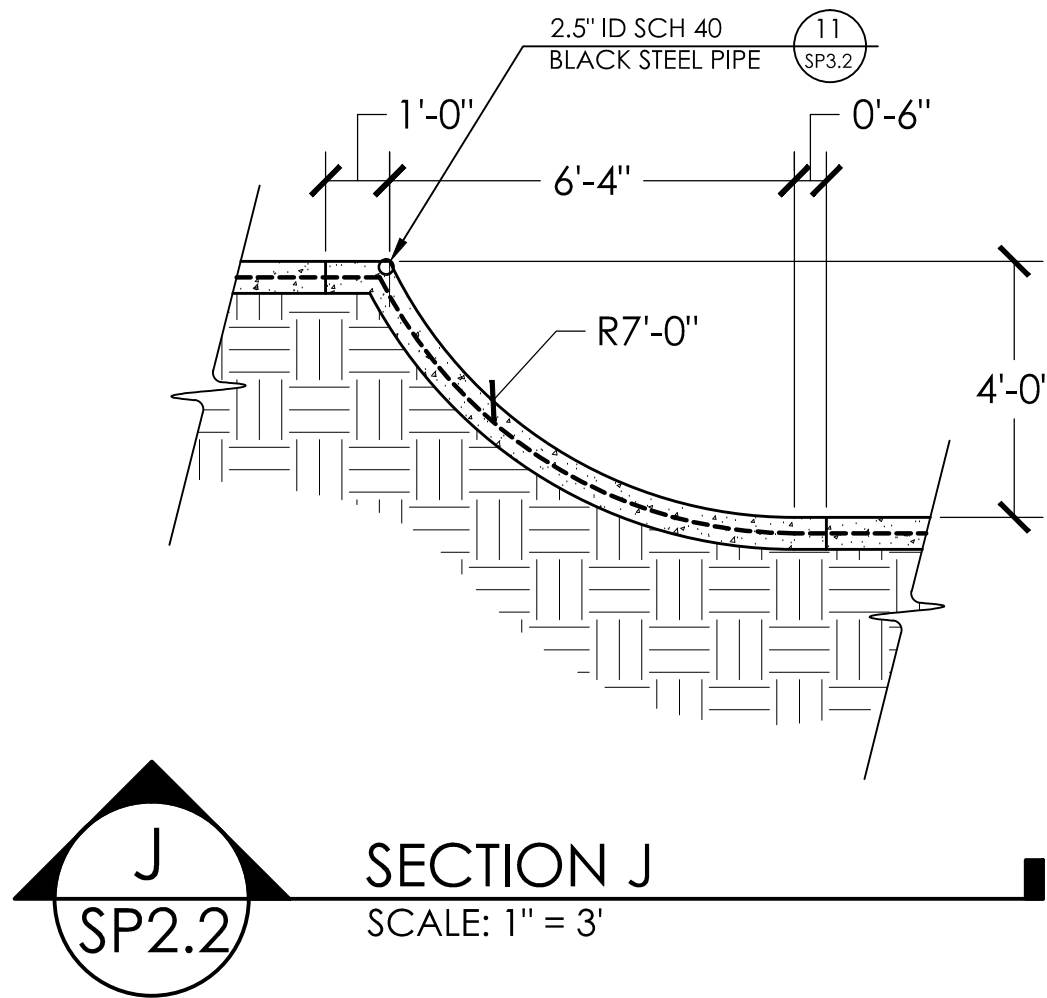
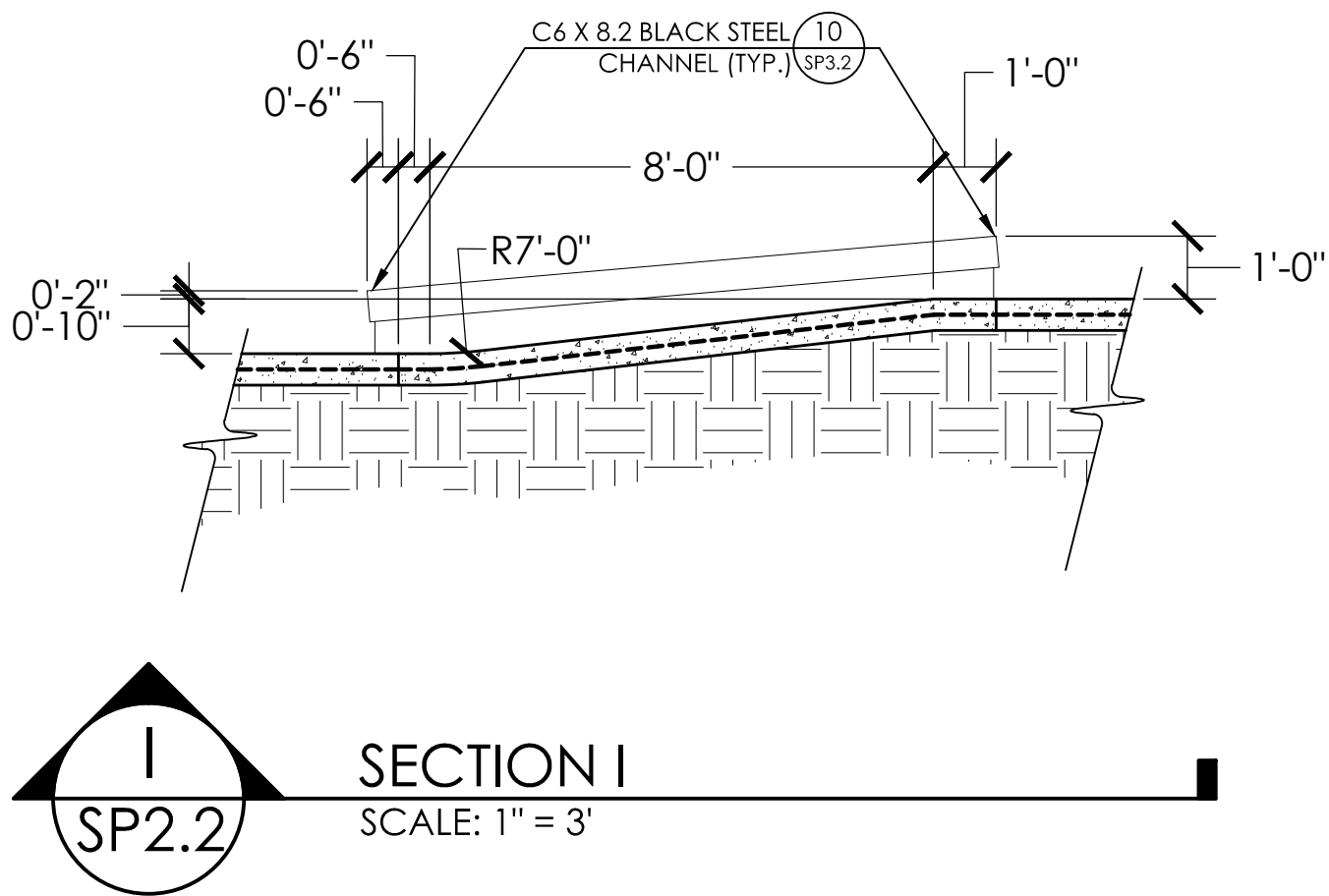
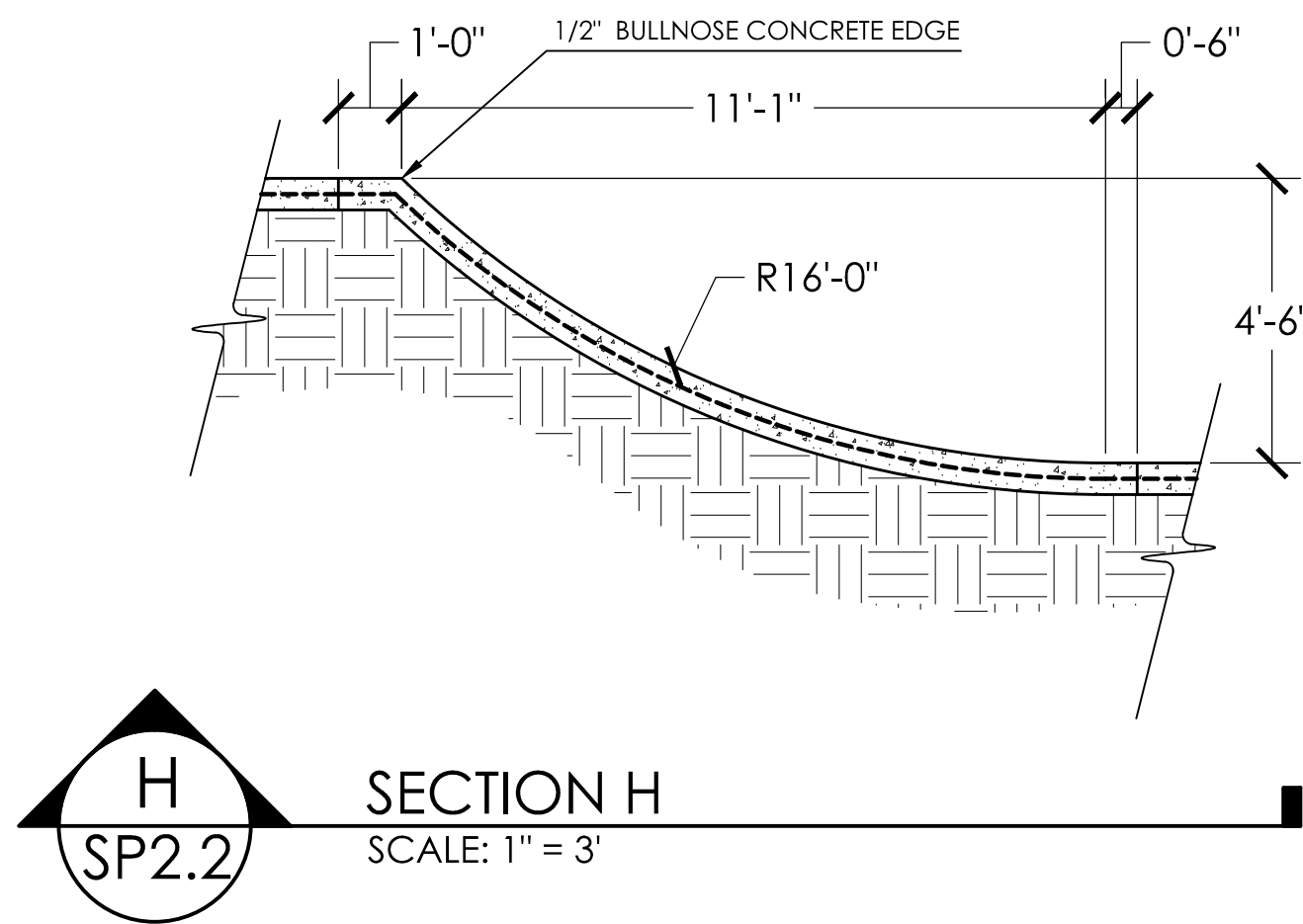
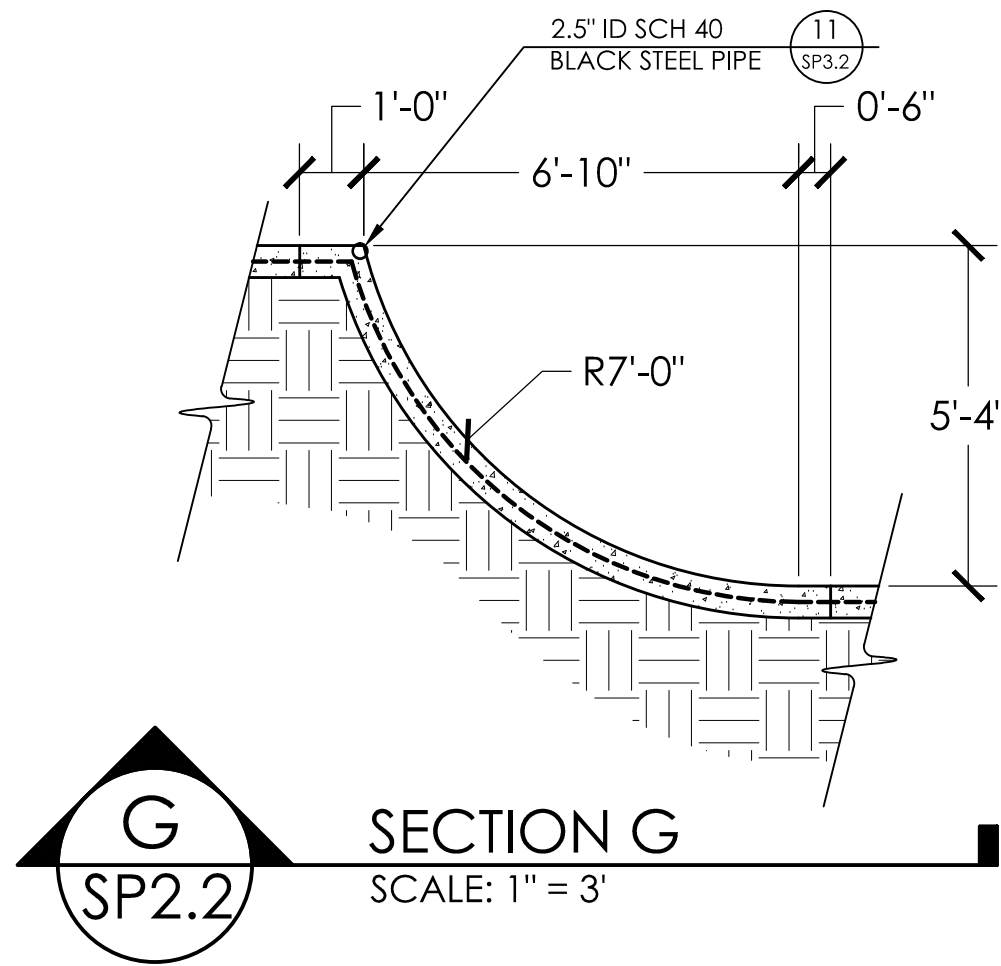
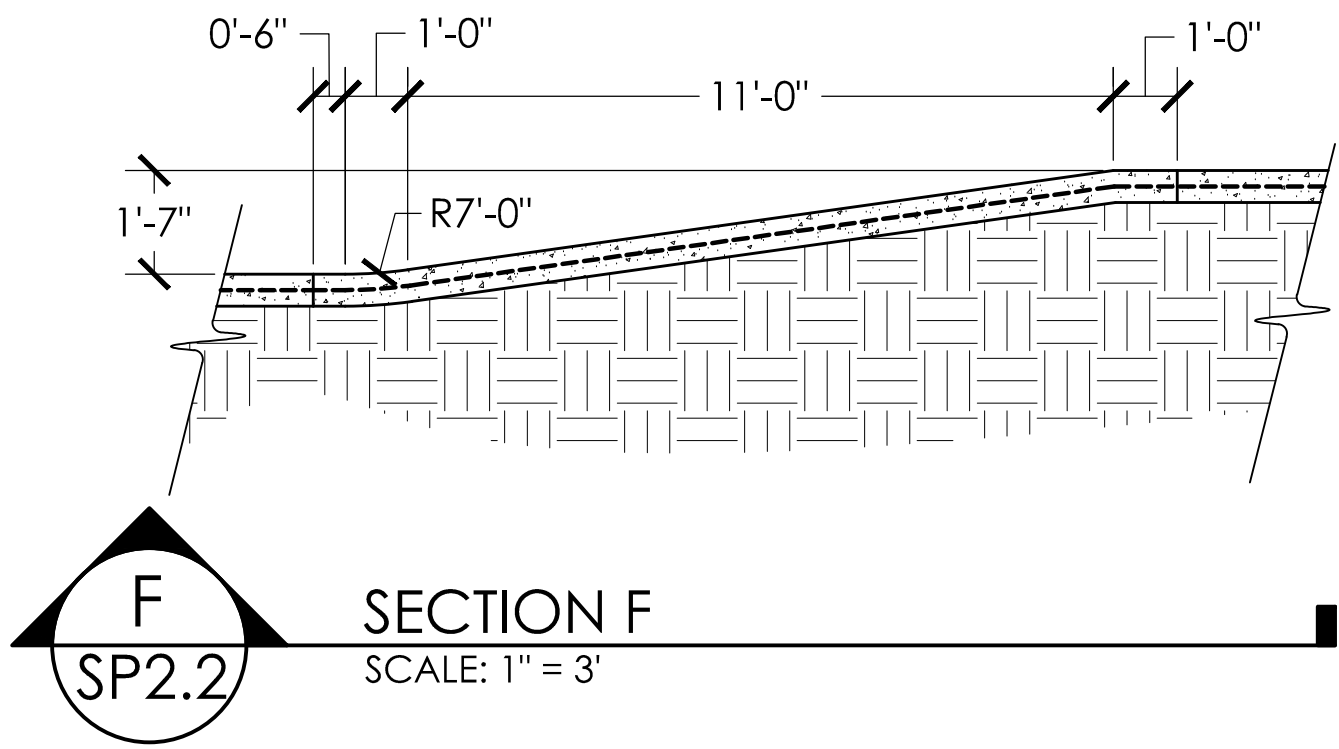
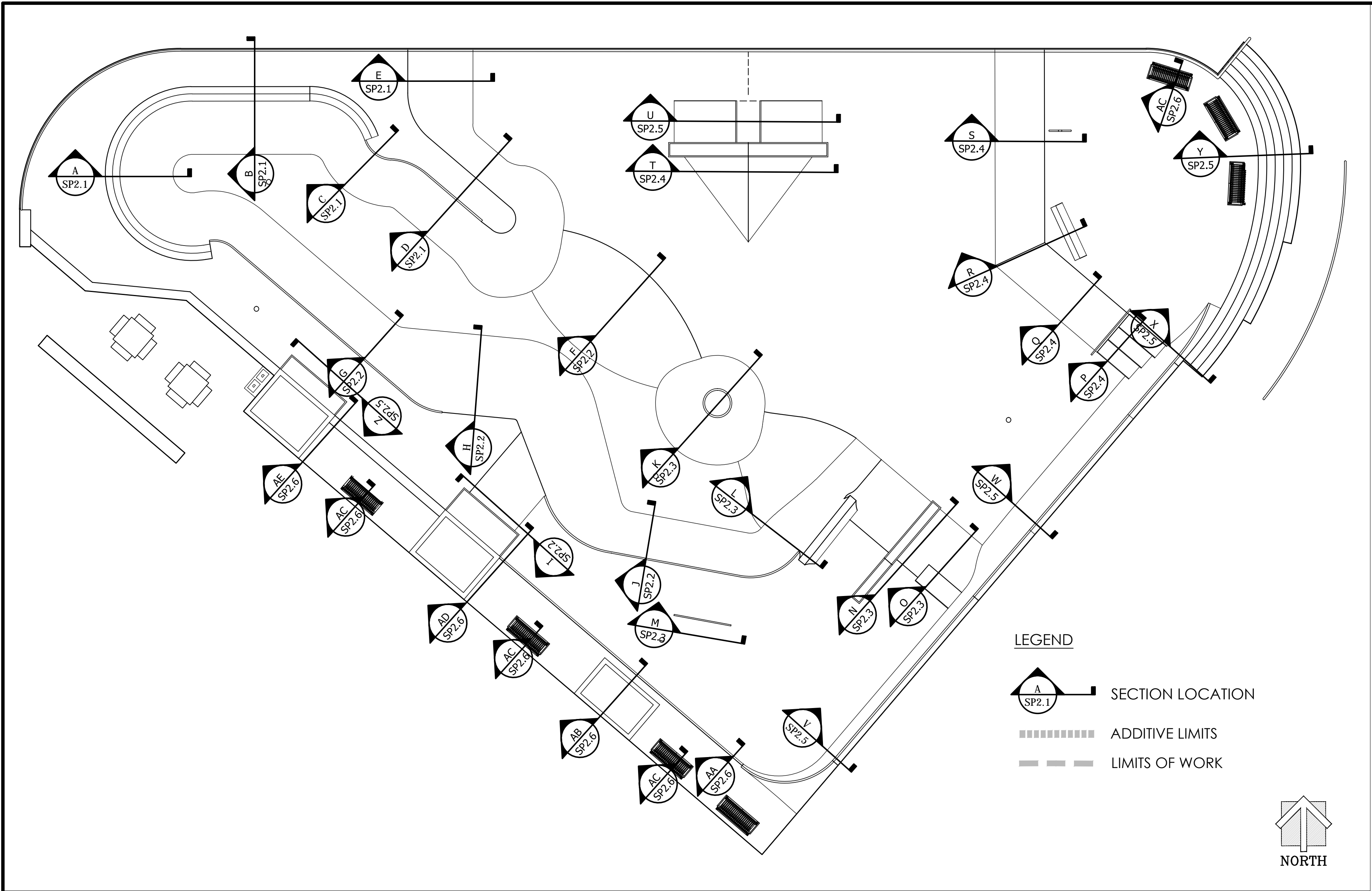
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP2.1

DATE: 05.25.16

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SCALE: 1" = 3'

SECTIONS AND KEY

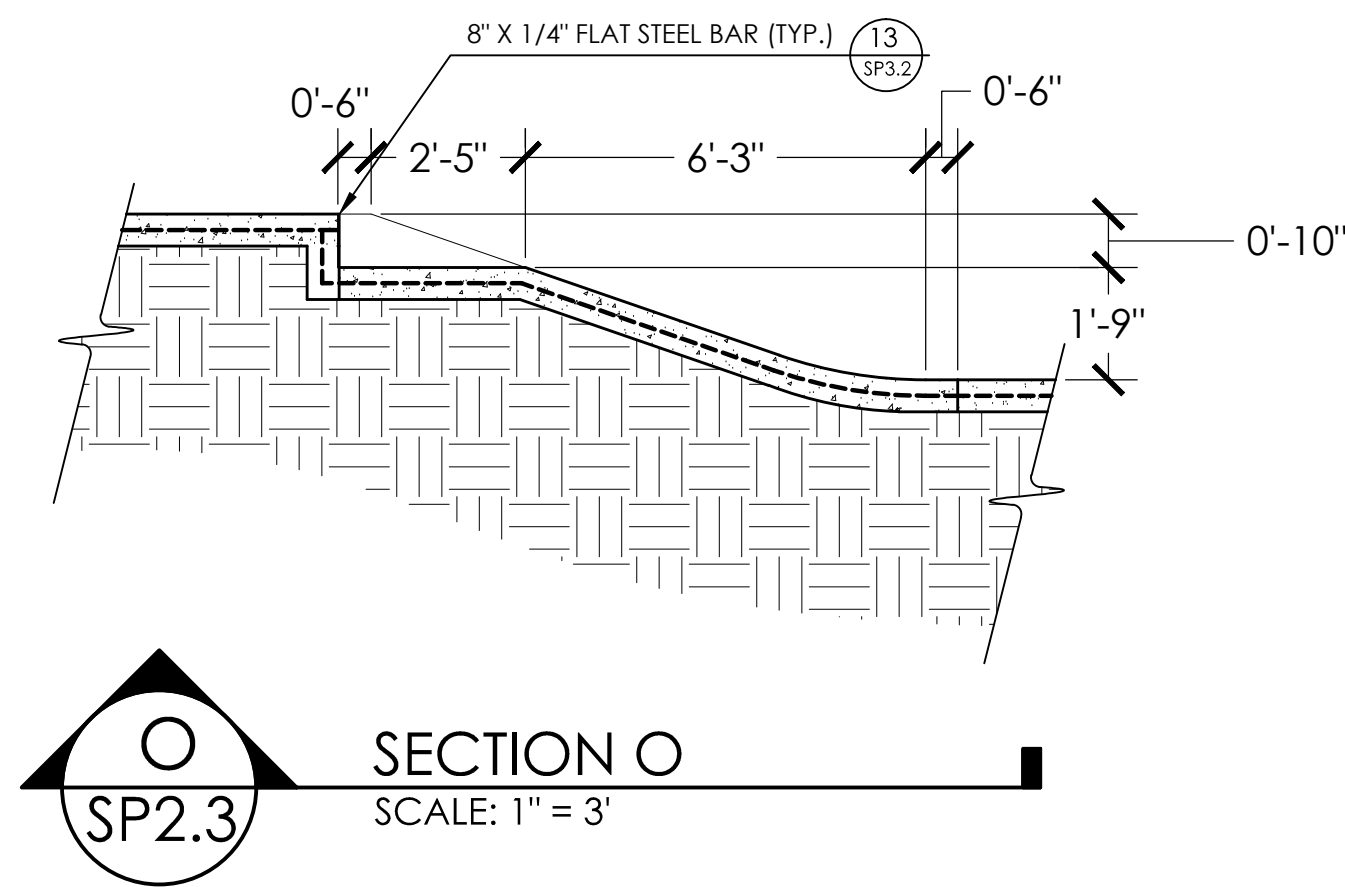
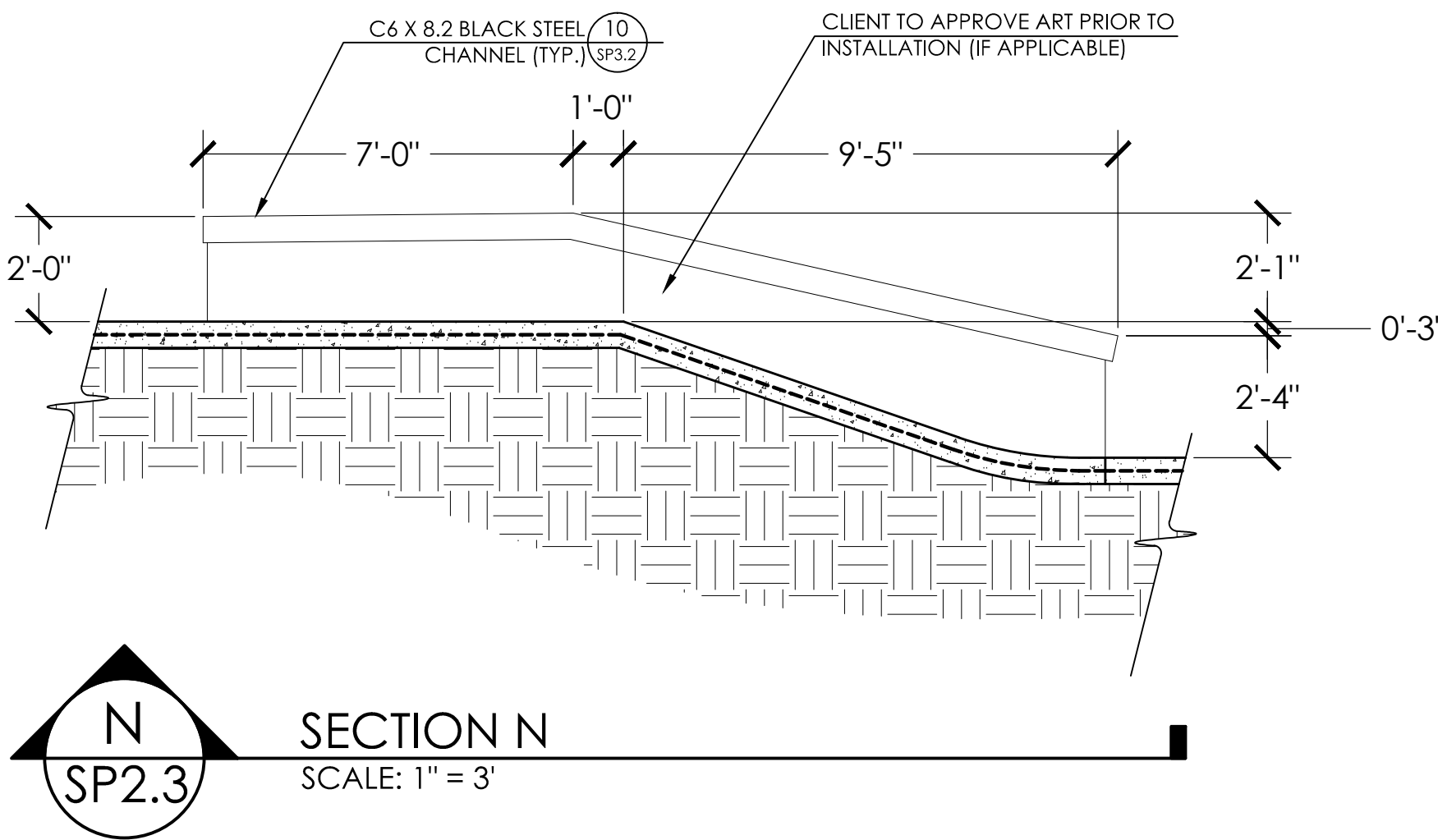
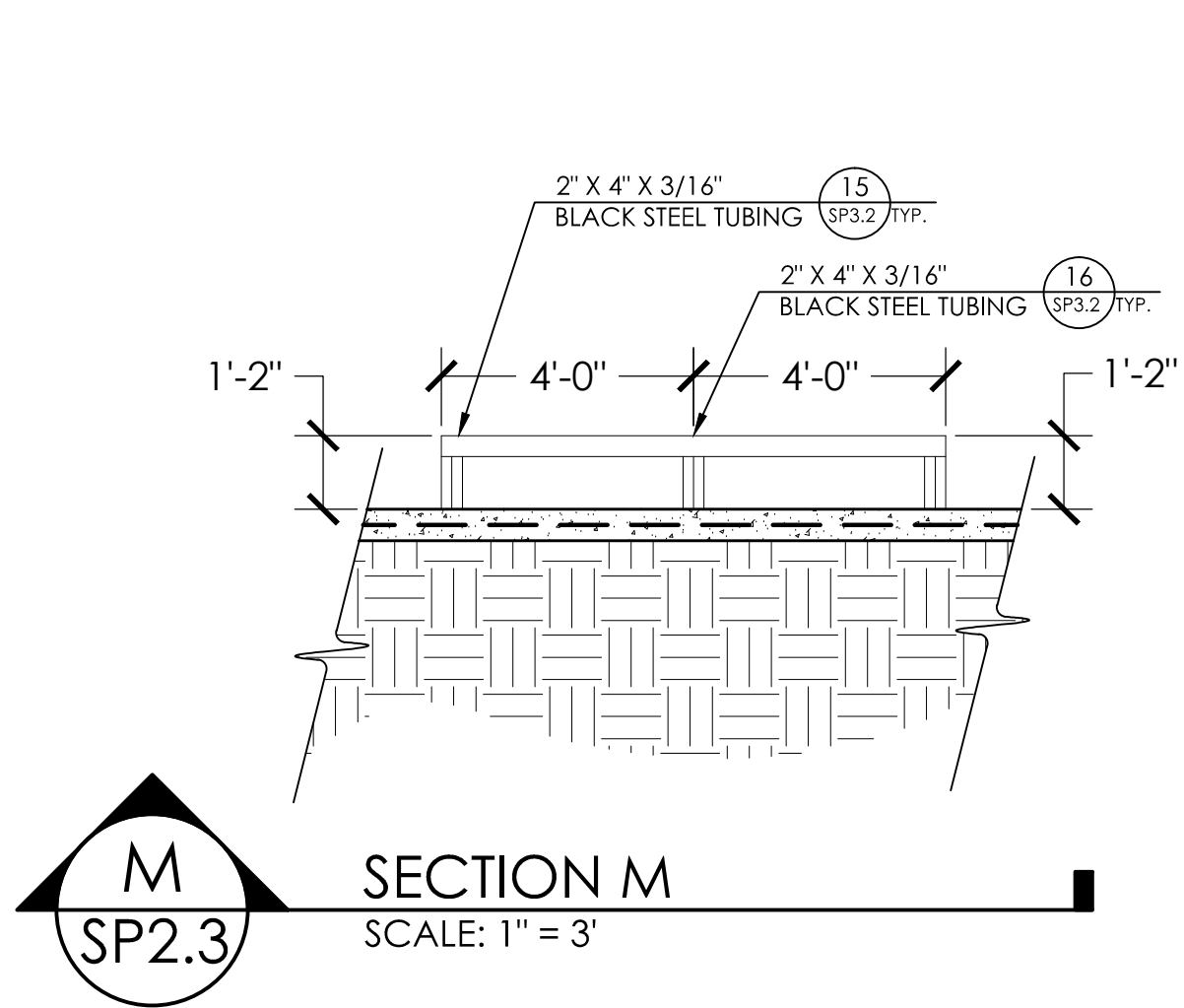
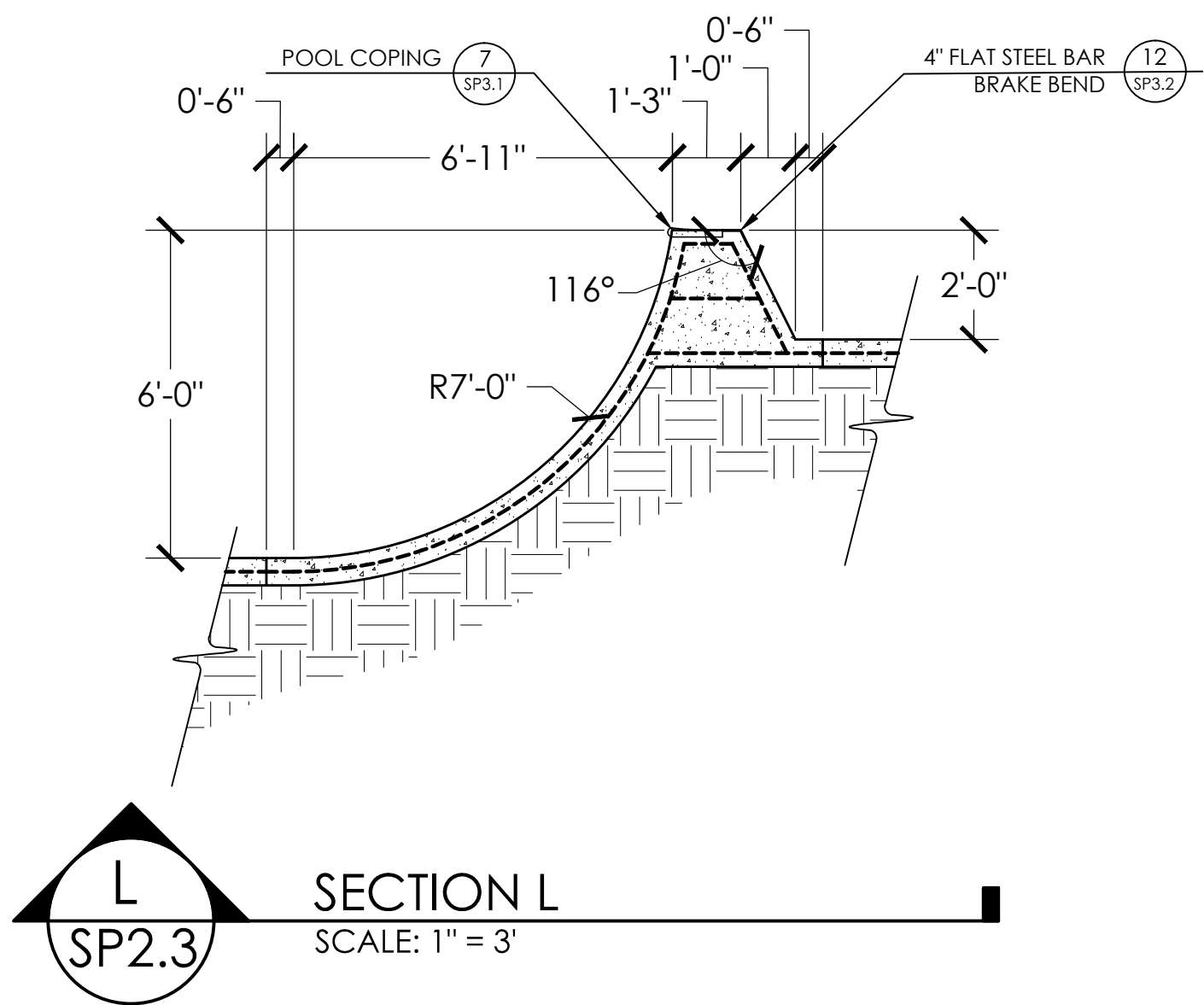
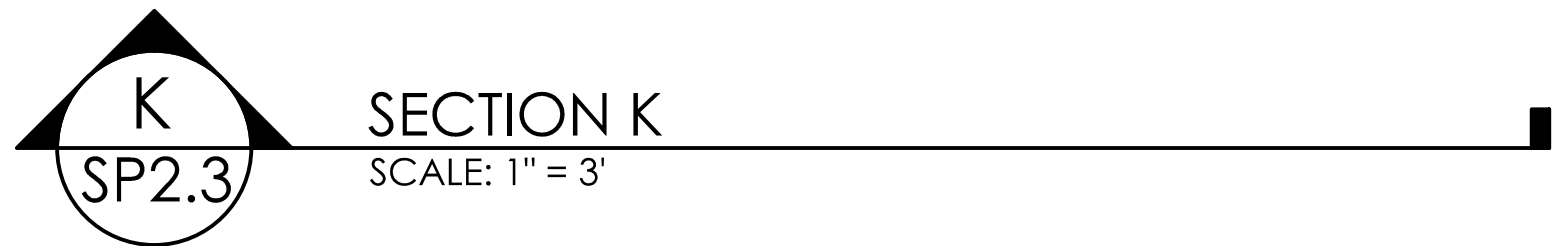
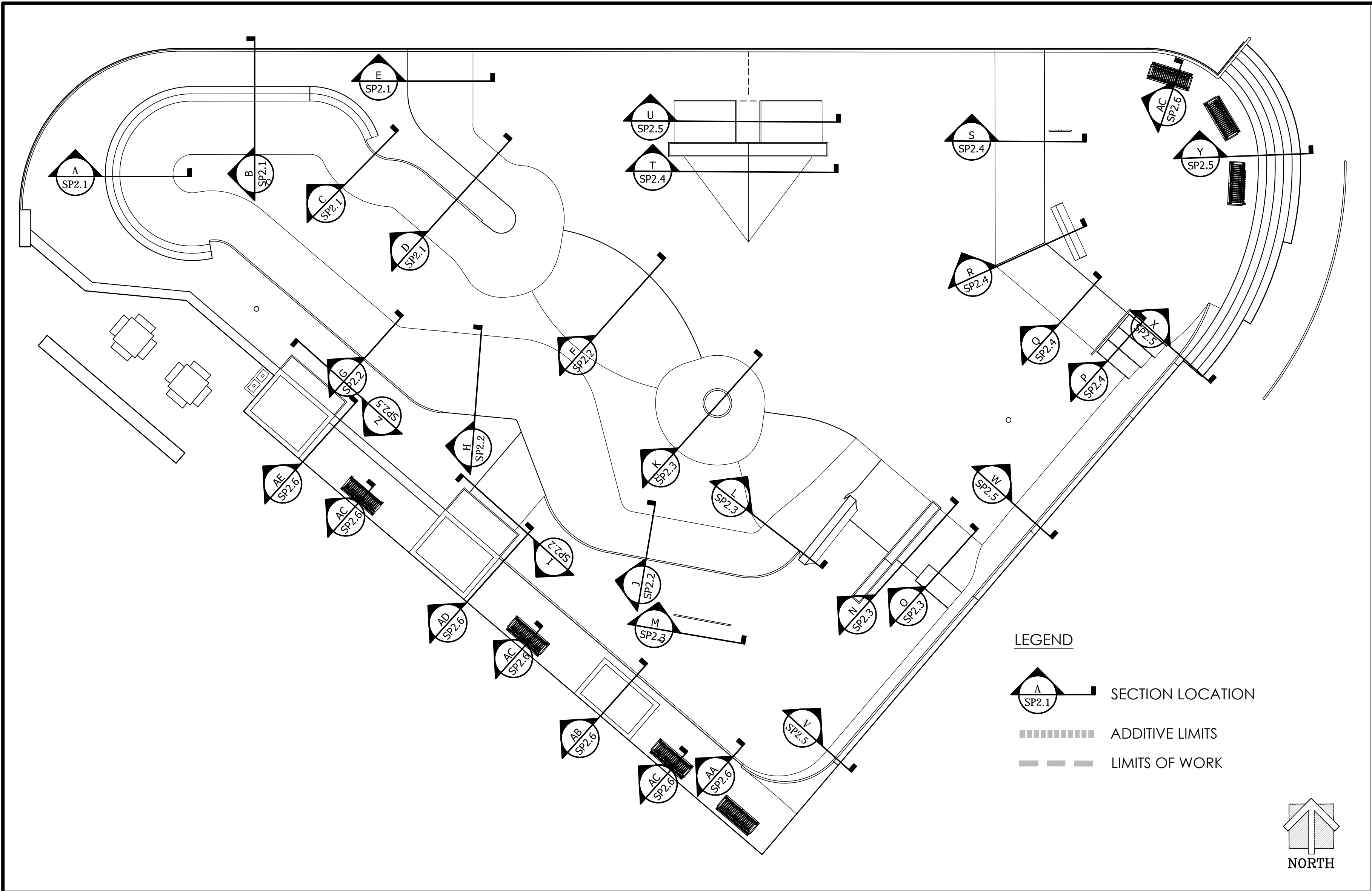
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP2.2

DATE: 05.25.16

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SCALE:
1"=3'

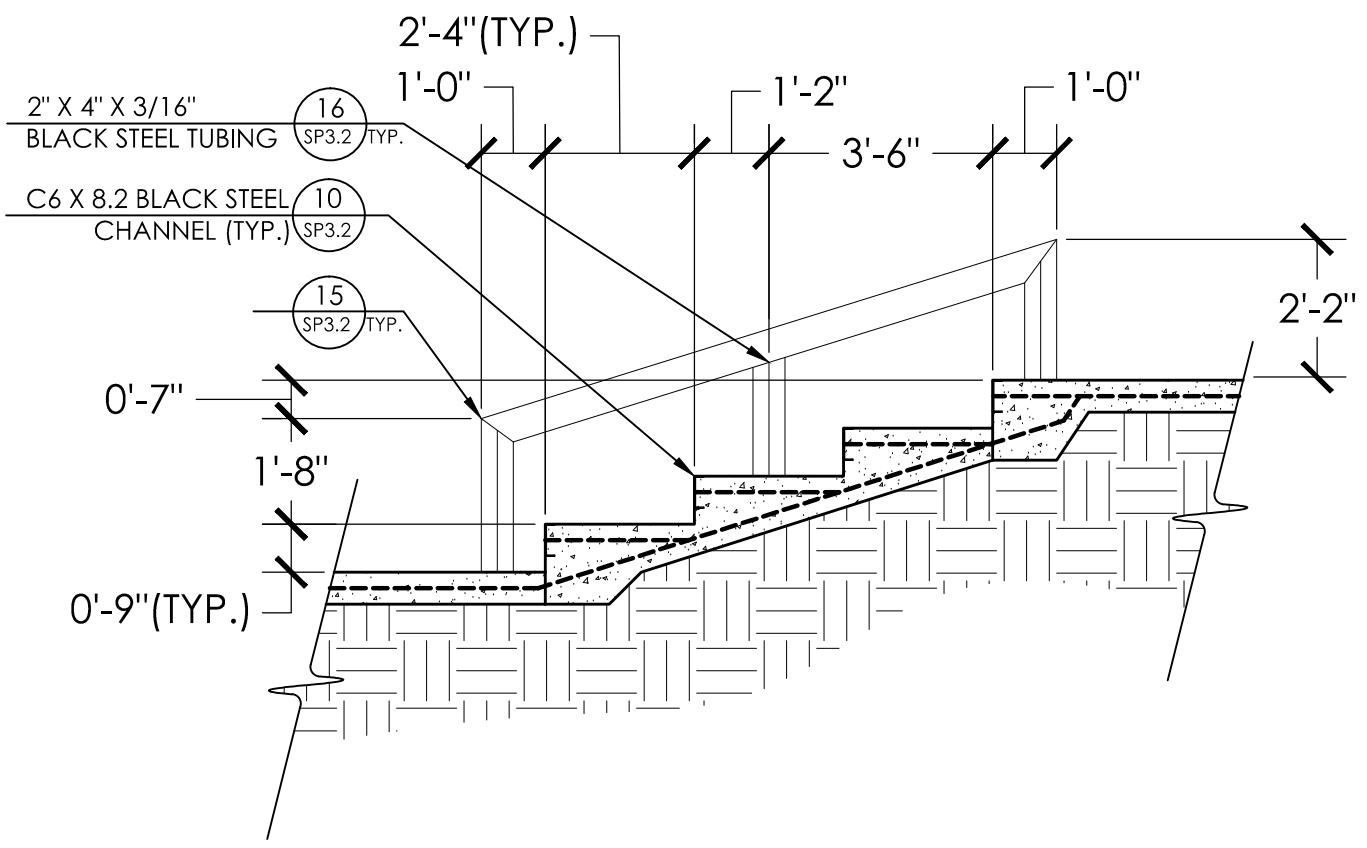
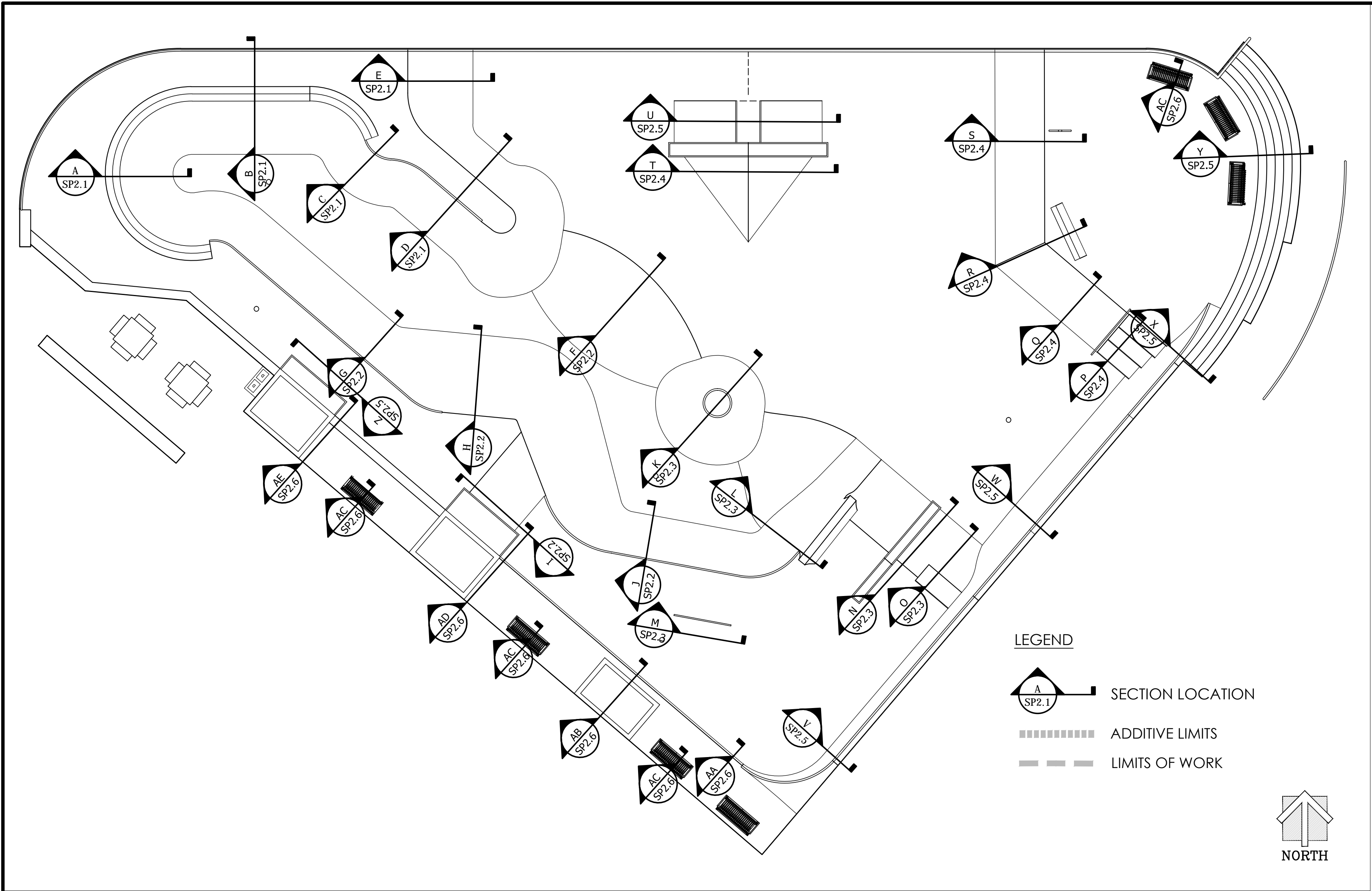
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LOCATION: ISSAQUAH, WA

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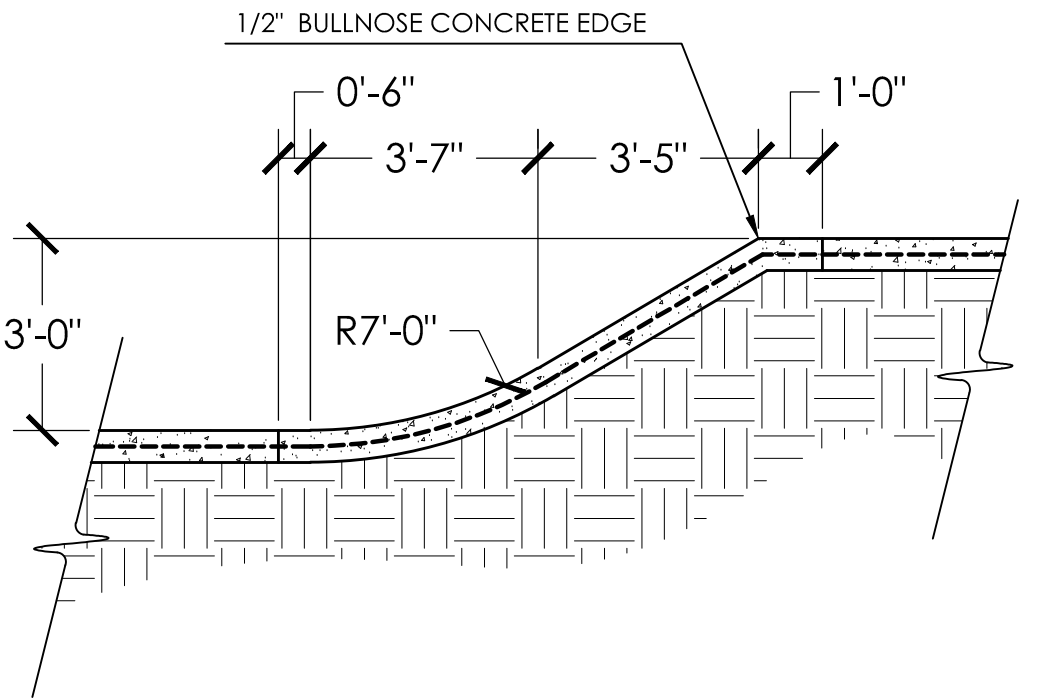
DATE: 05.25.16

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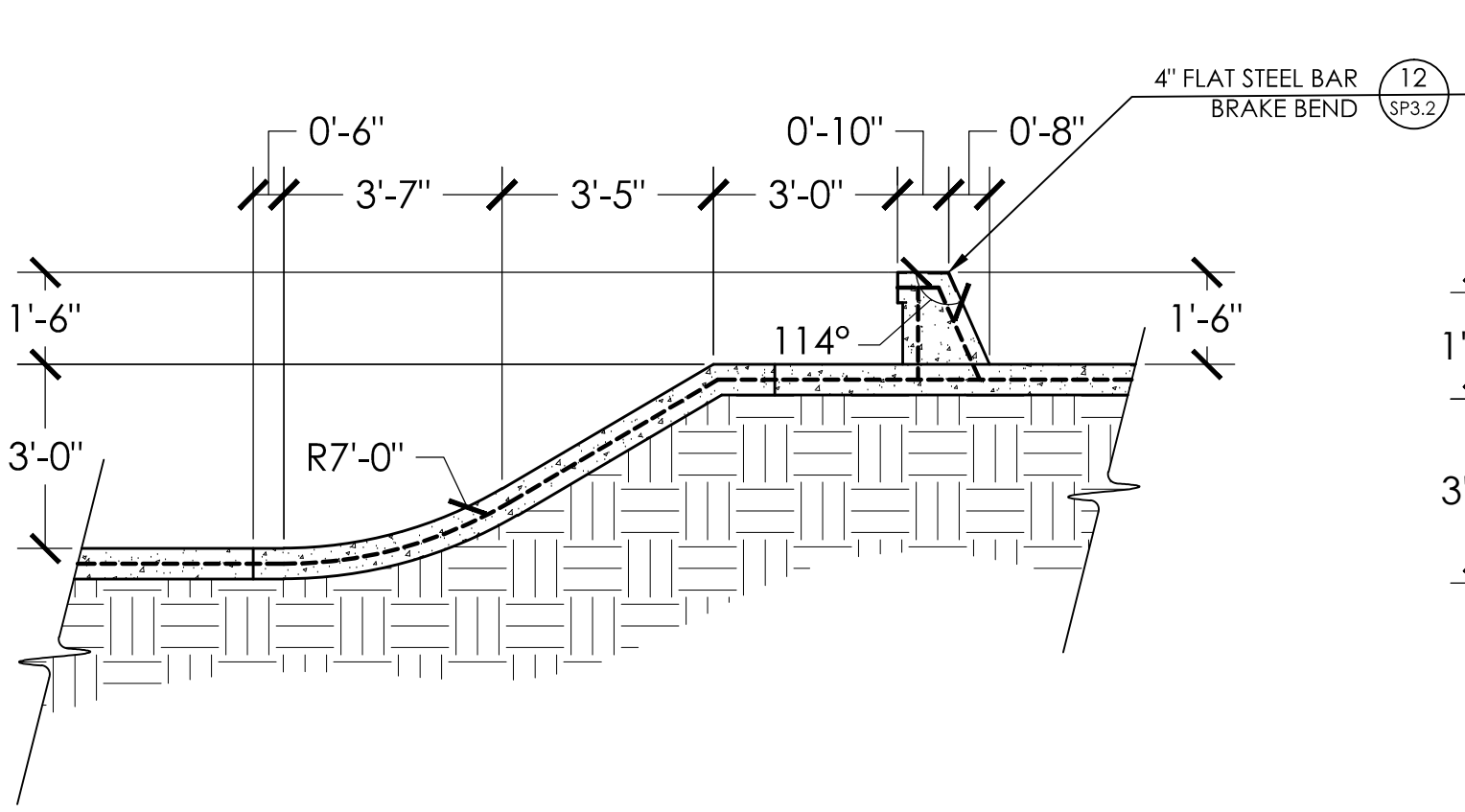
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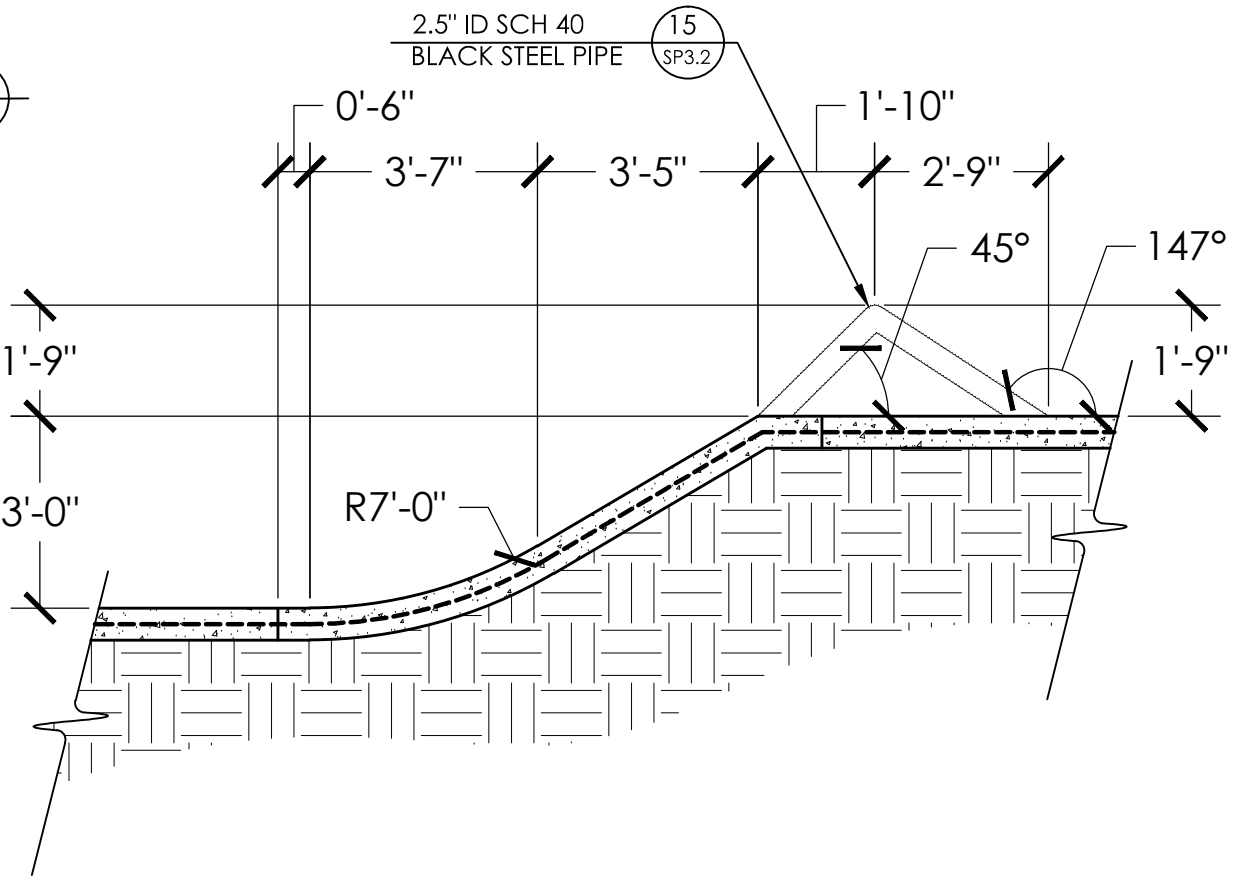
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SECTION P
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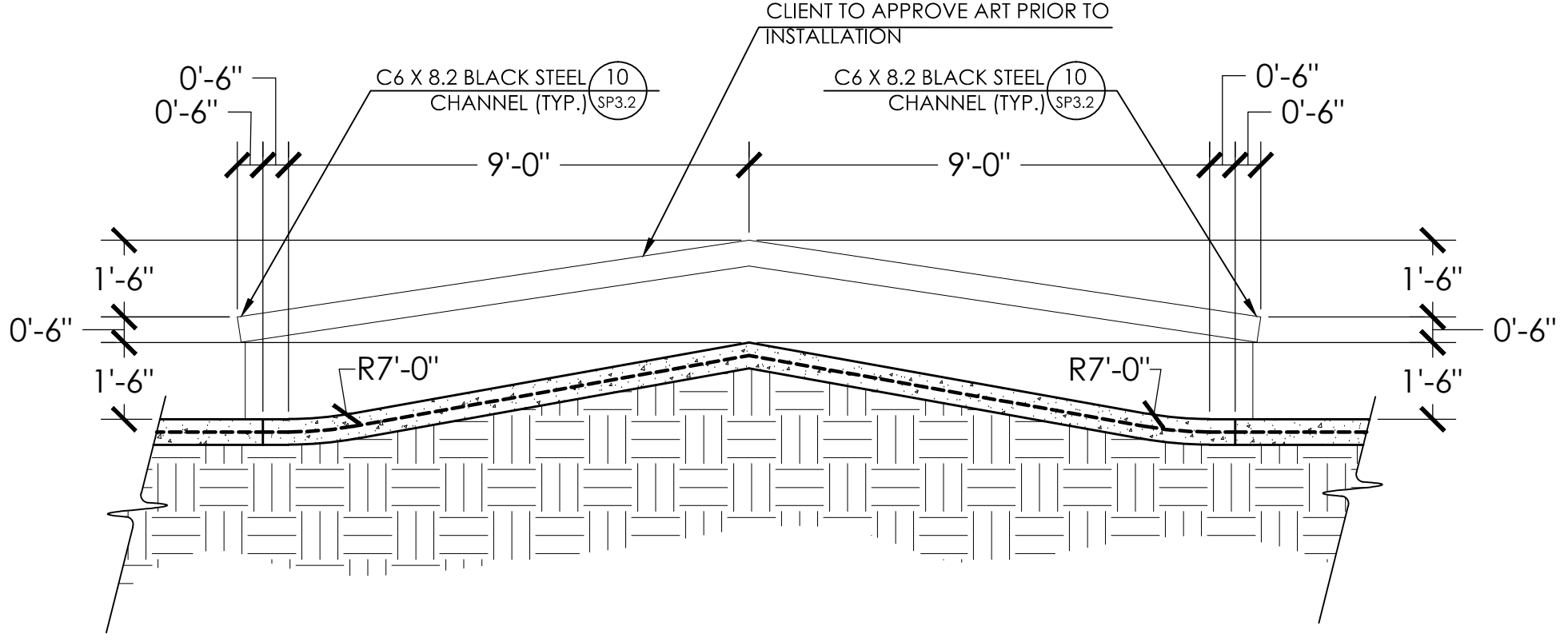
Q
SP2.4
SECTION Q
SCALE: 1" = 3'



R
SP2.4
SECTION R



S
SP2.4
SECTION S
SCALE: 1" = 3'



T
SP2.4
SECTION T
SCALE: 1" = 3'



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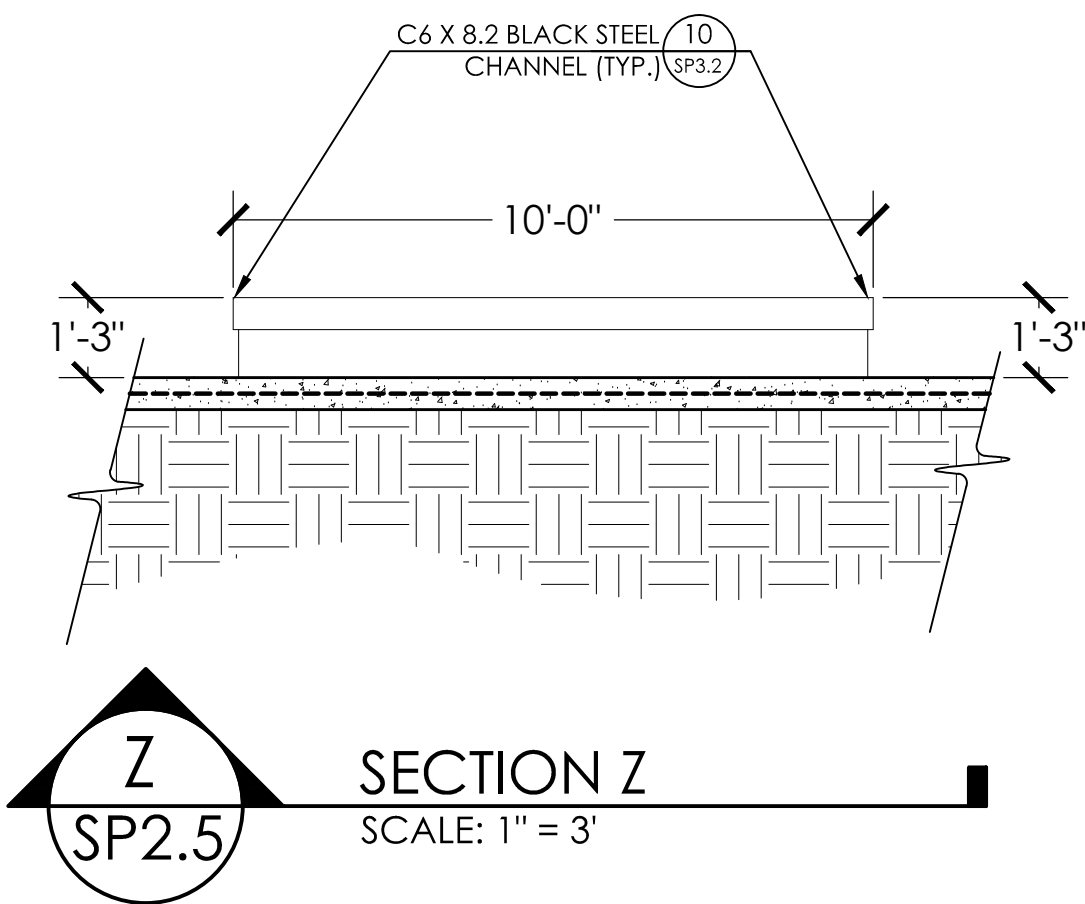
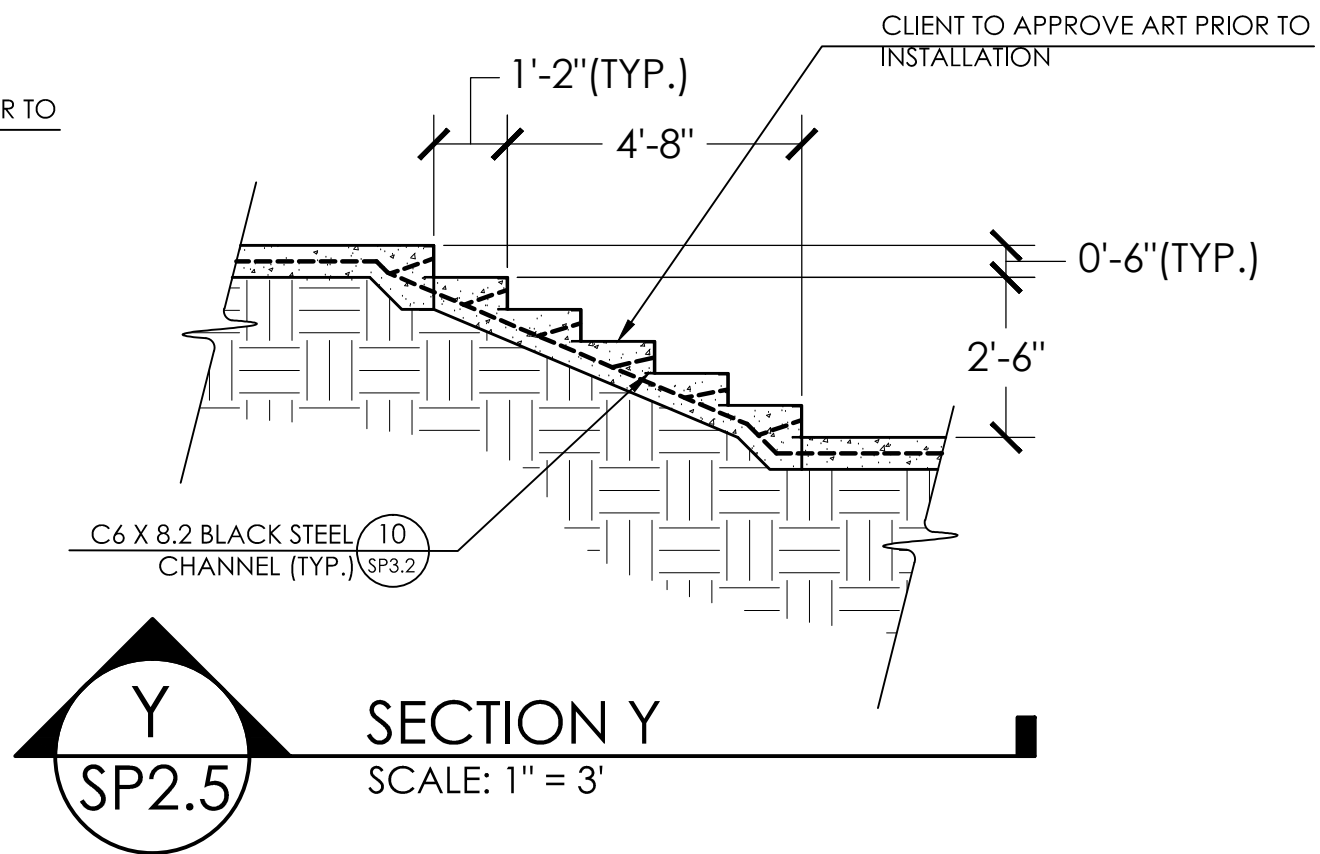
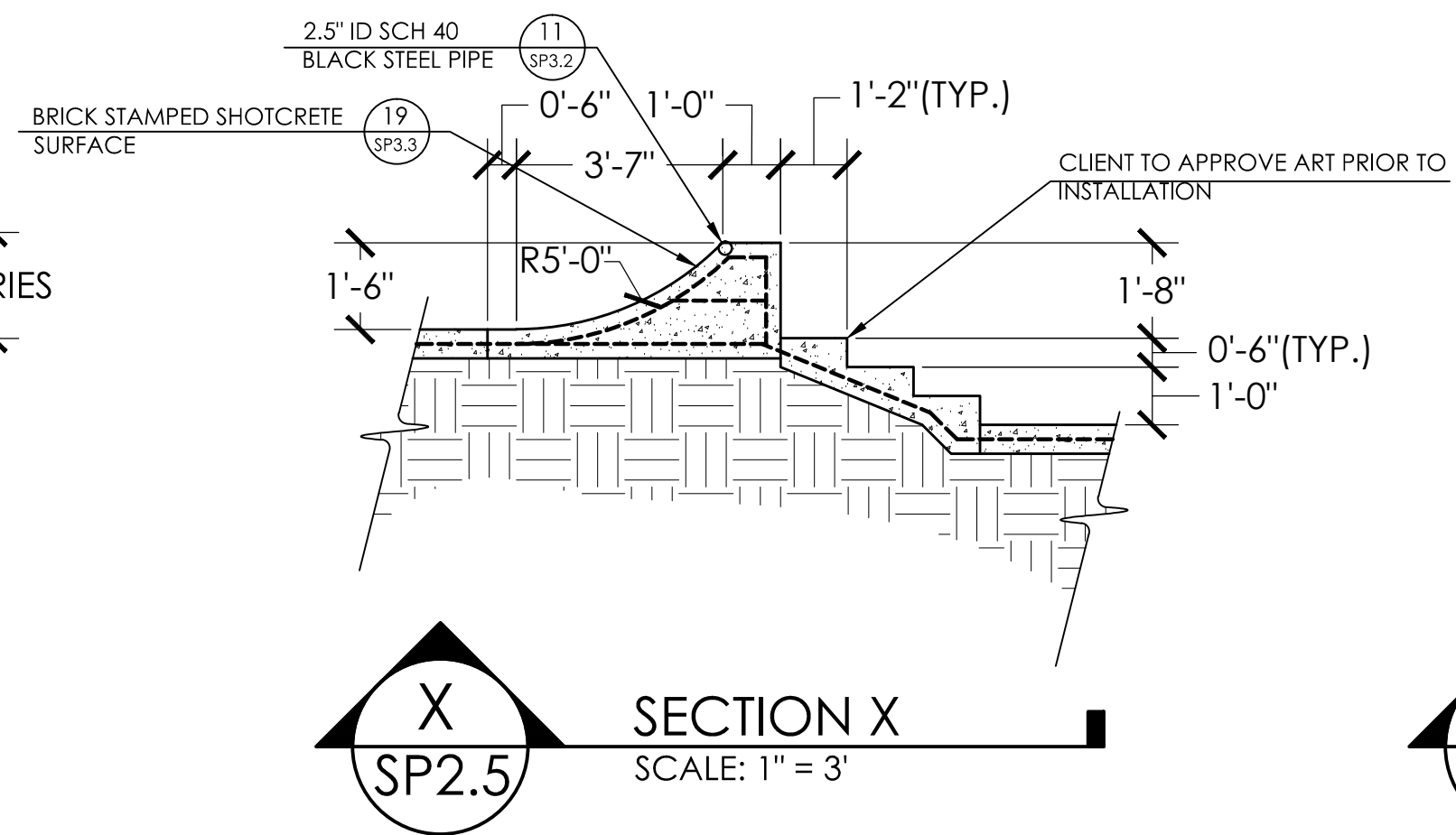
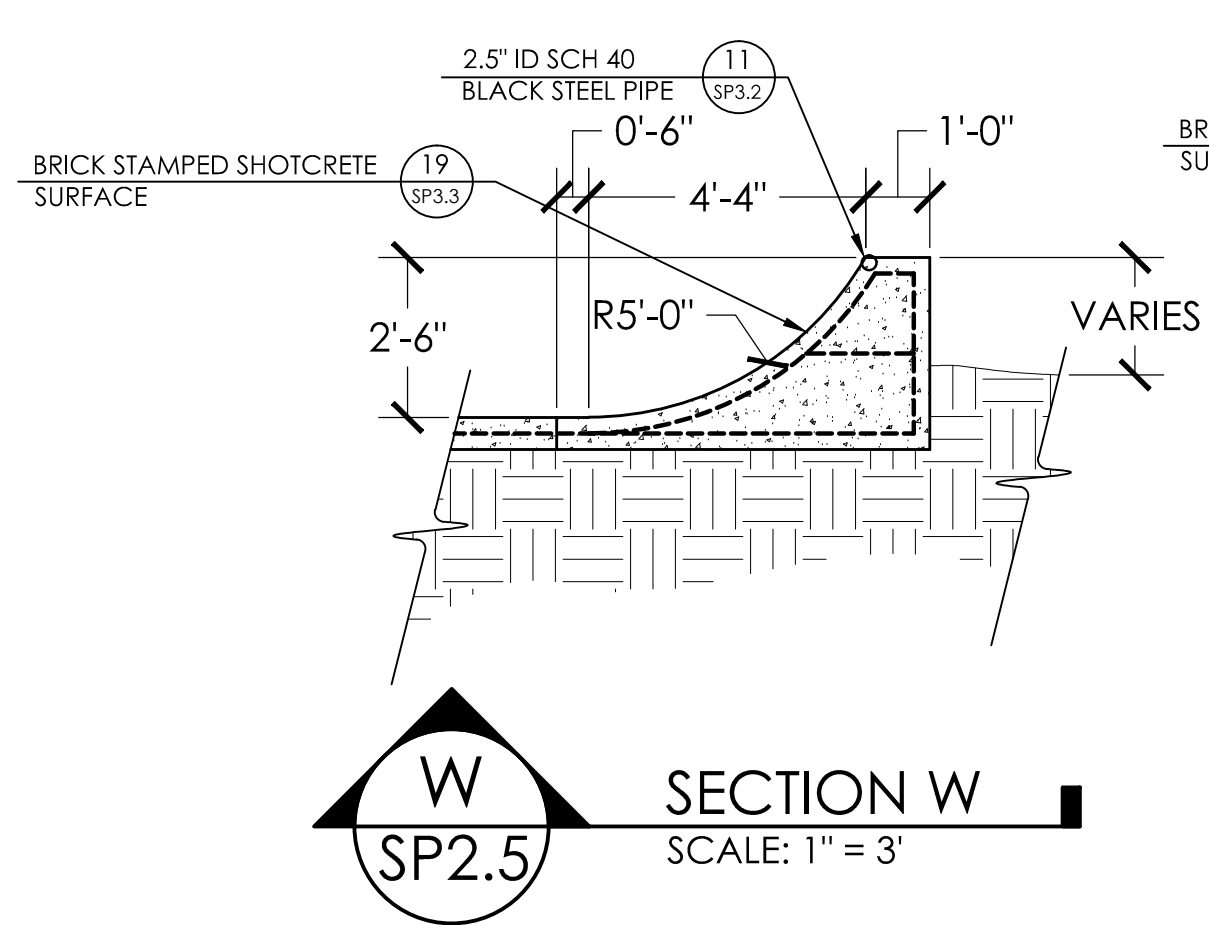
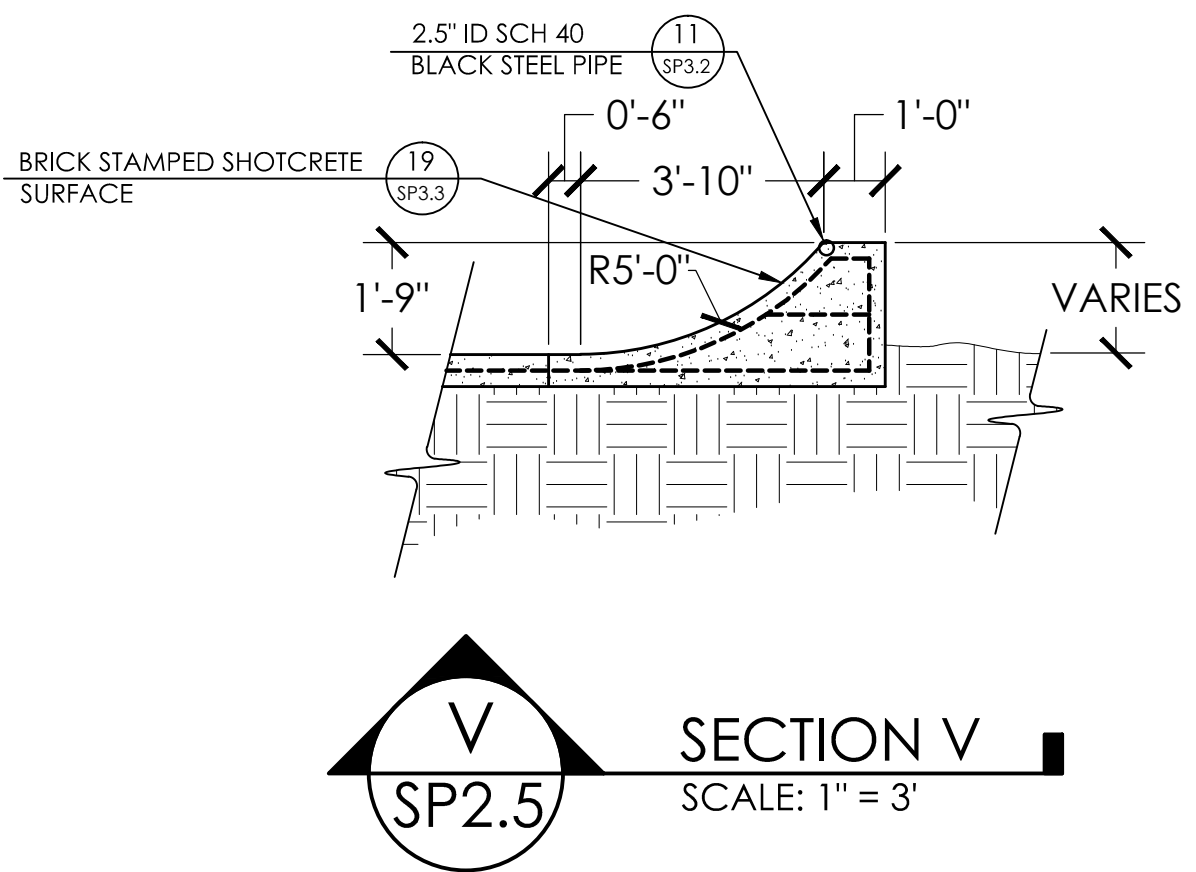
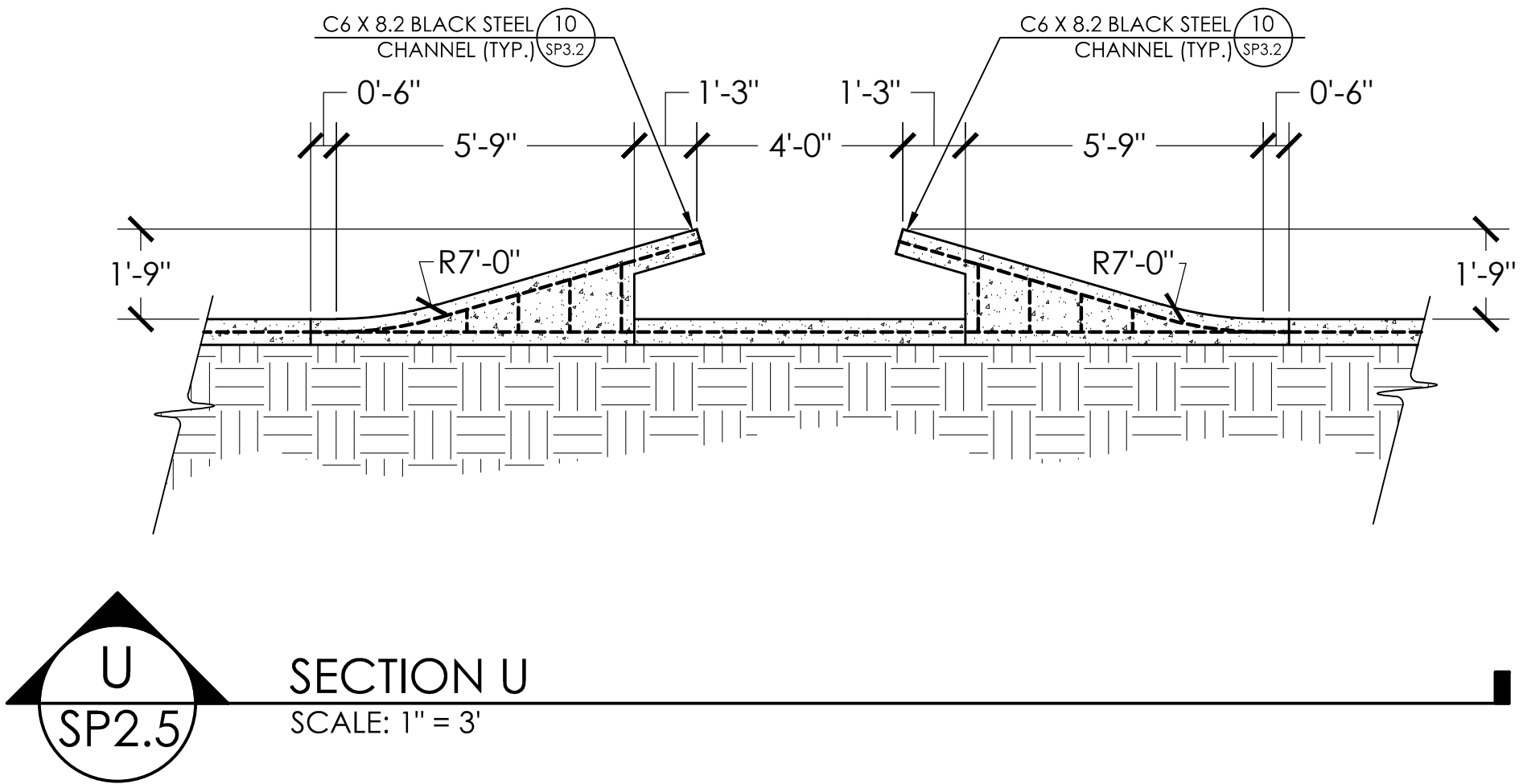
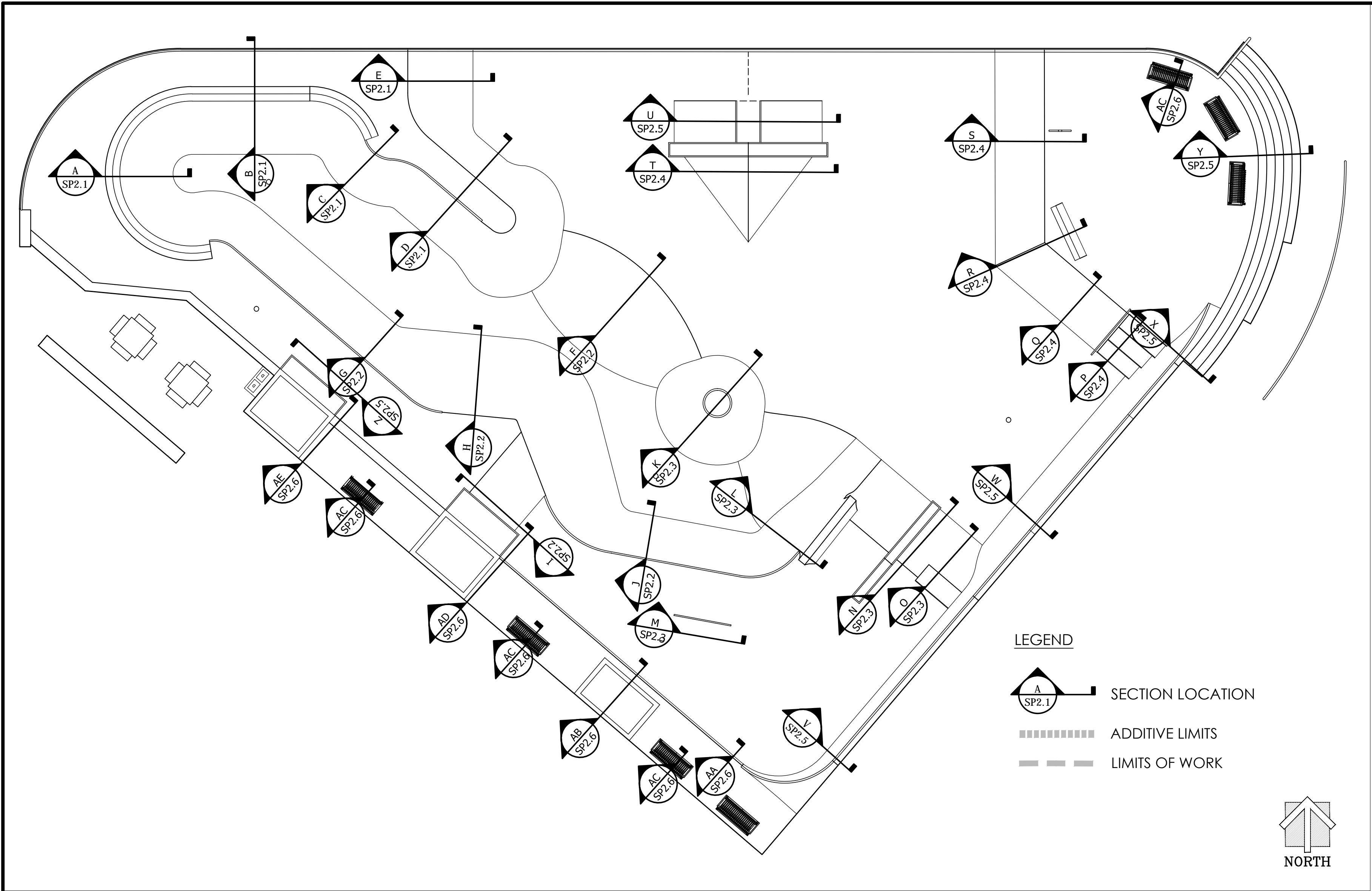
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP2.4

DATE: 05.25.16

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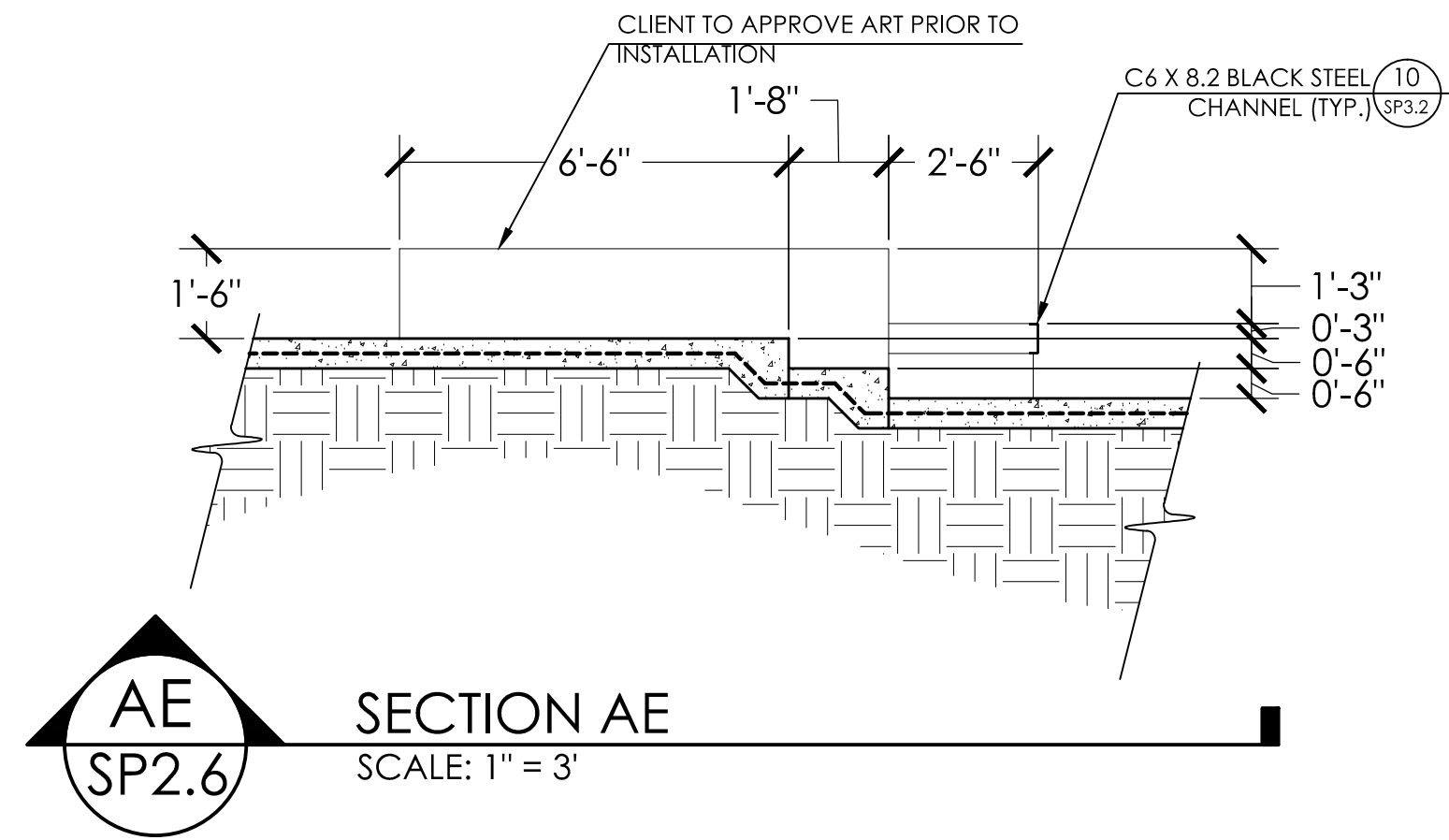
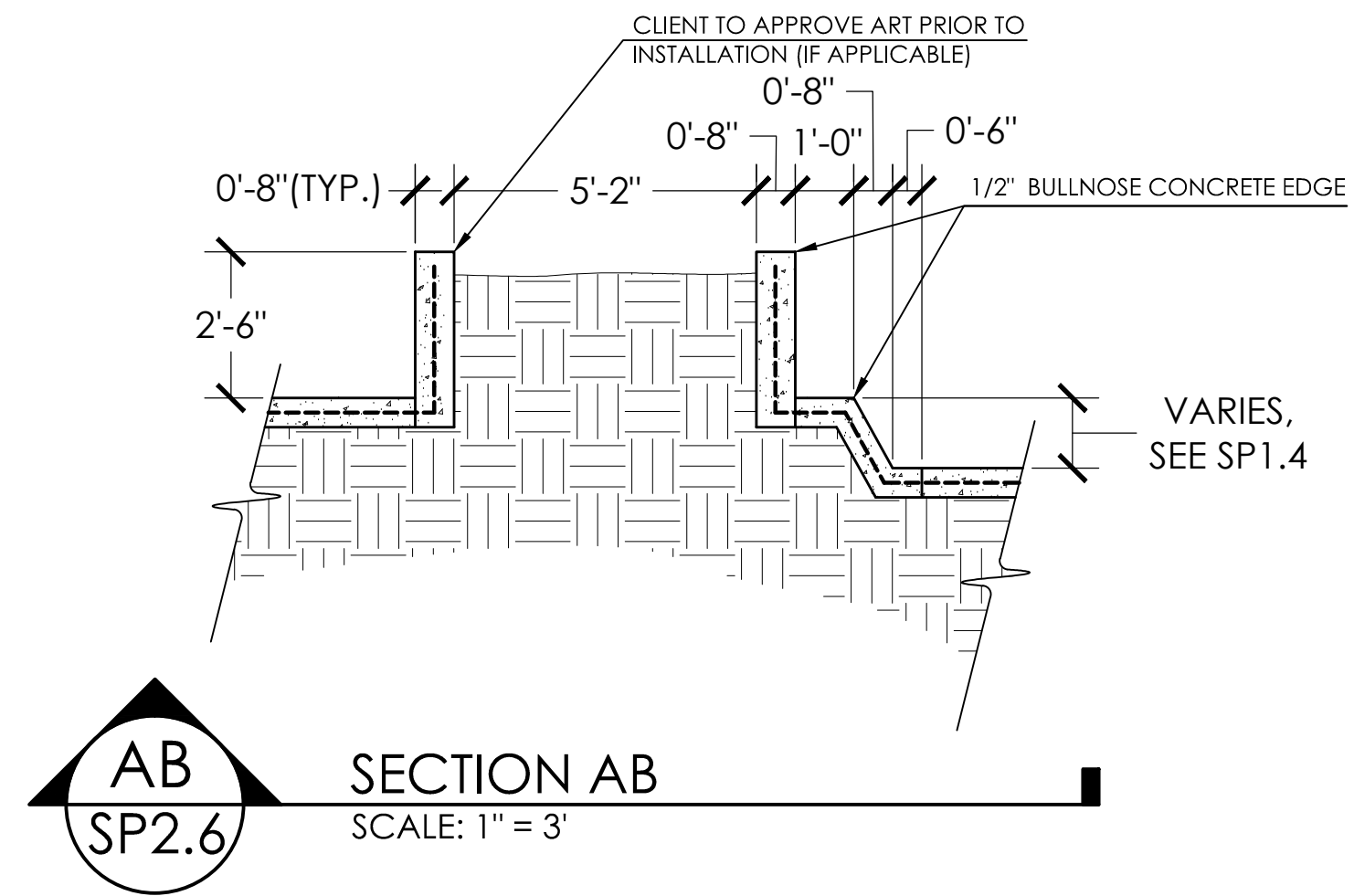
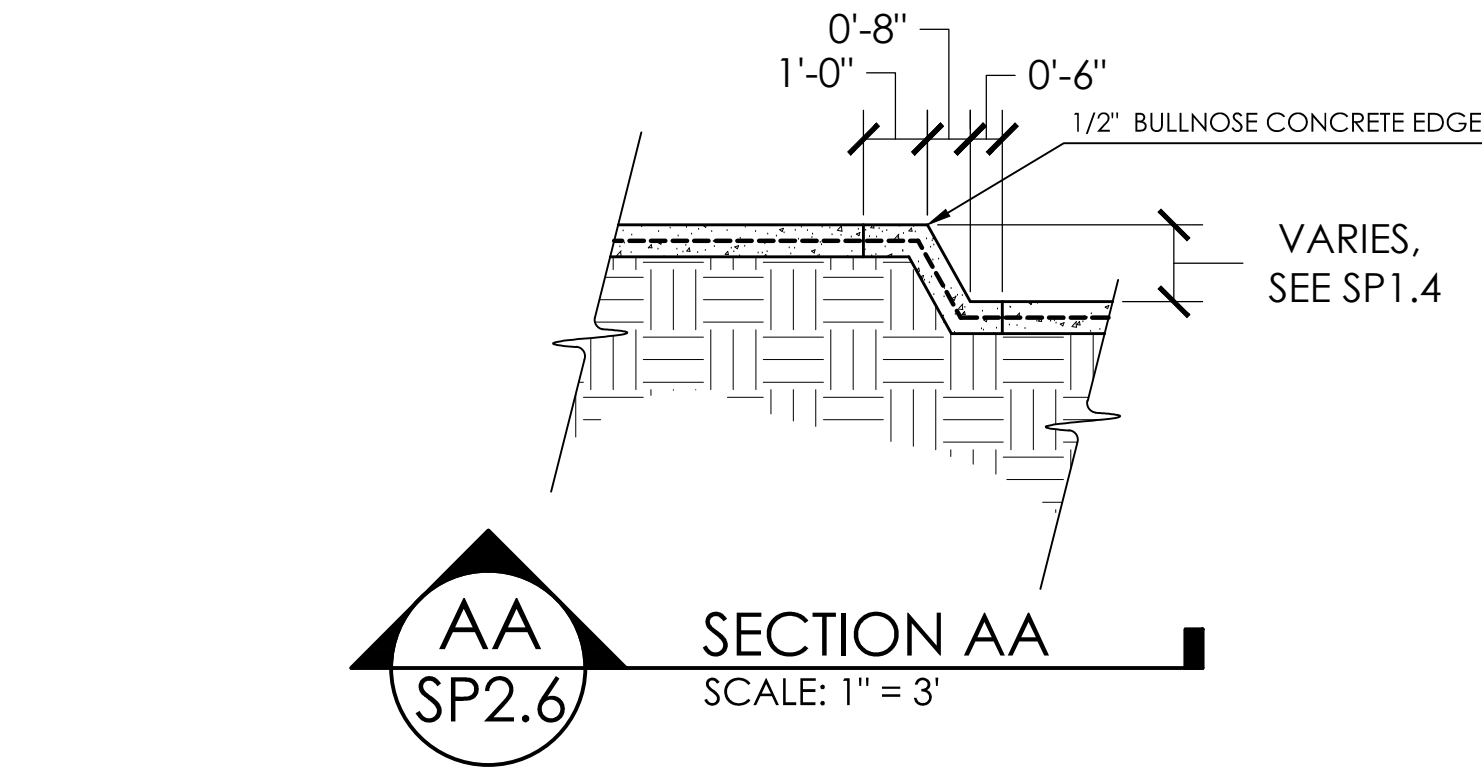
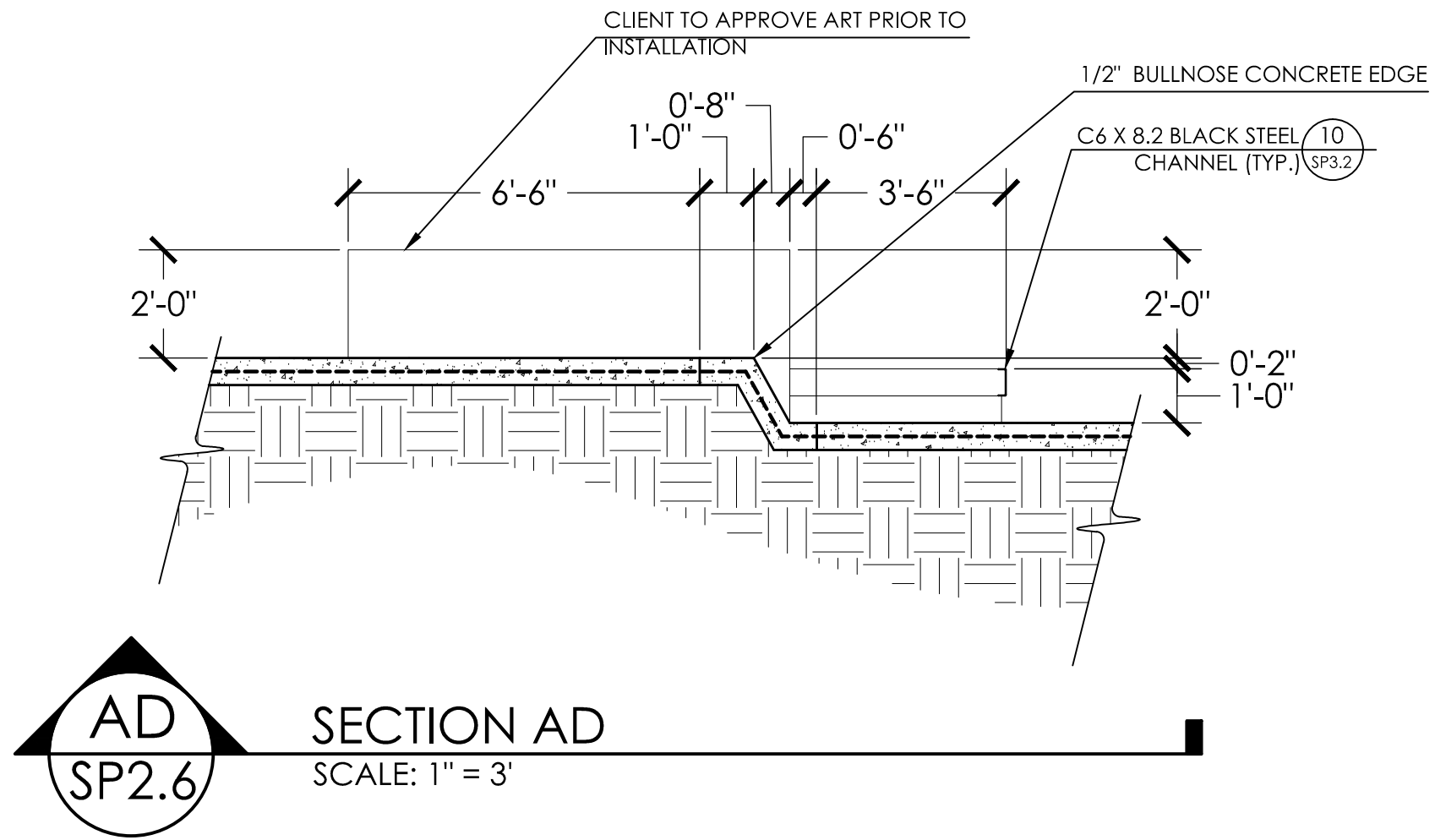
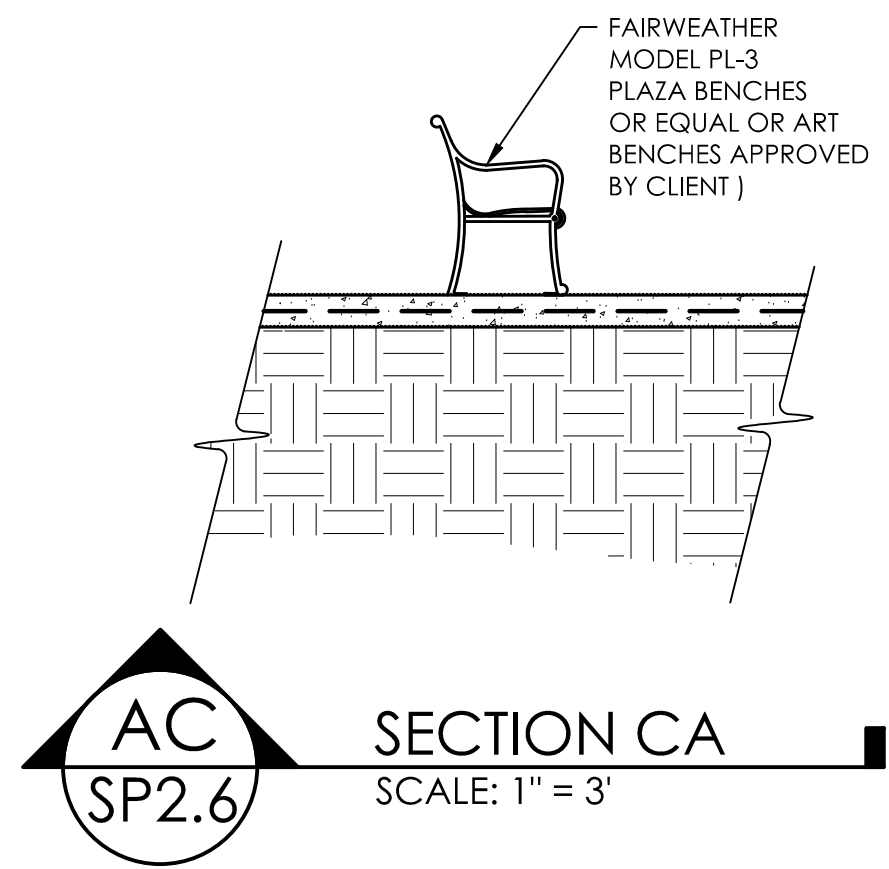
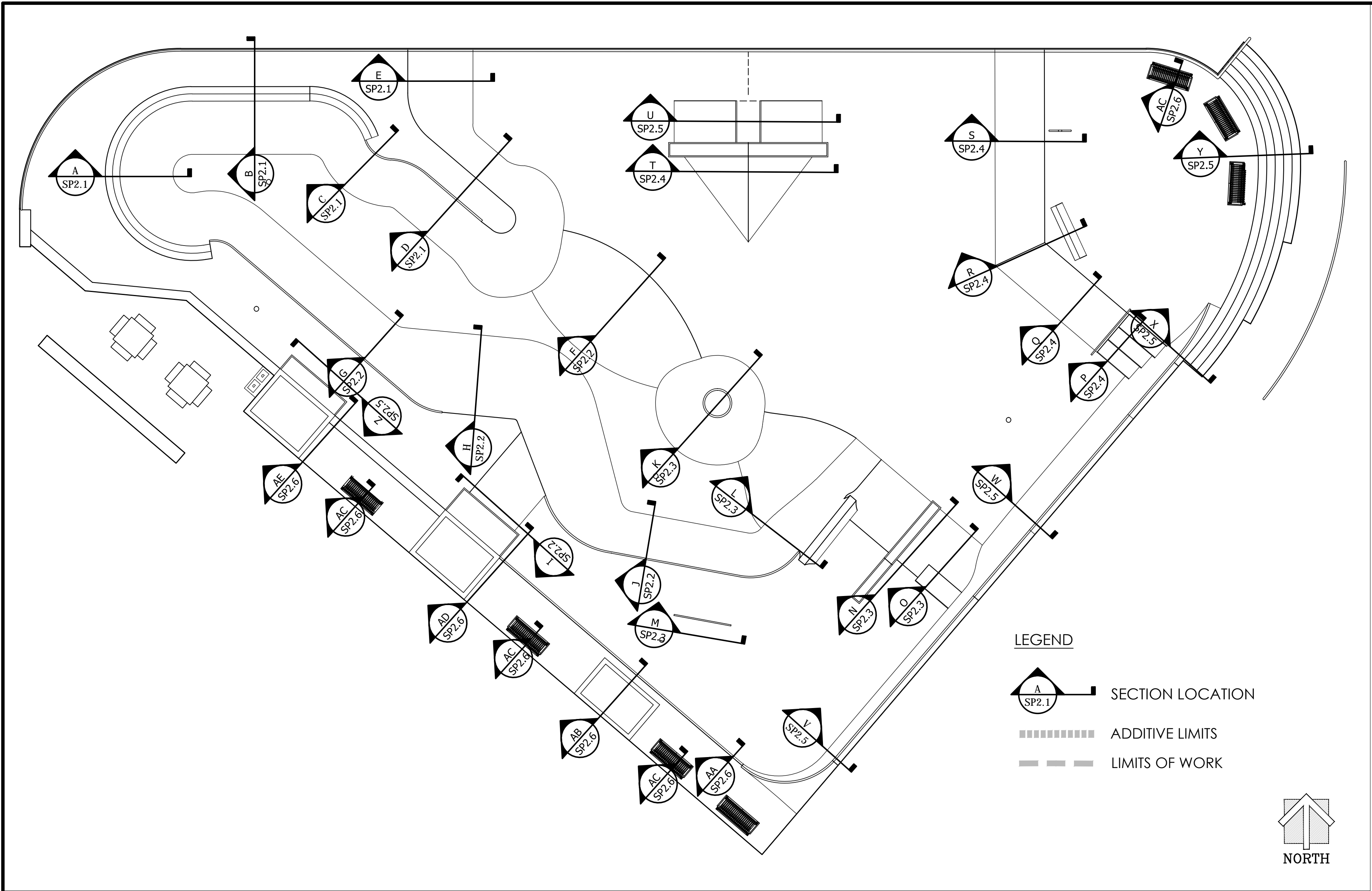
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP2.5

DATE: 05.25.16

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SECTIONS AND KEY

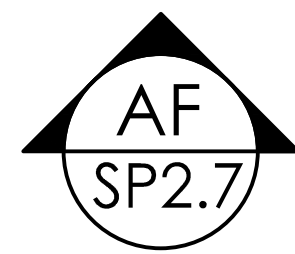
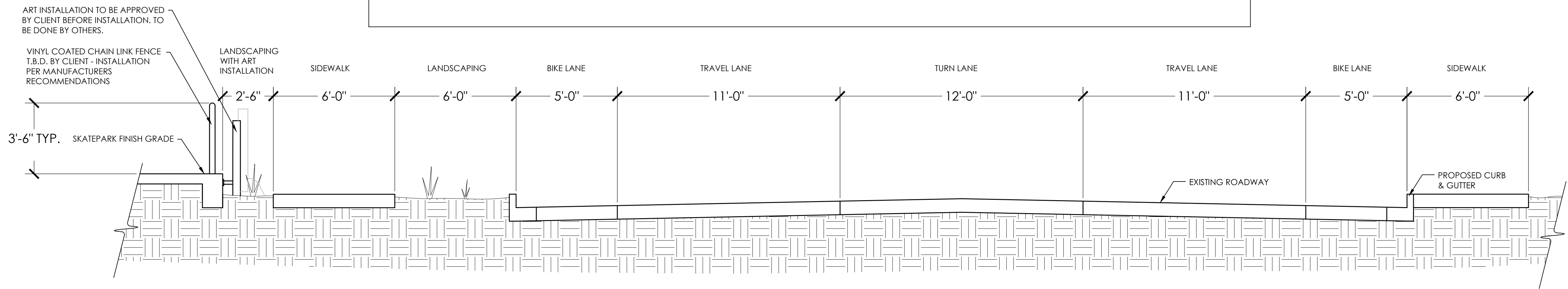
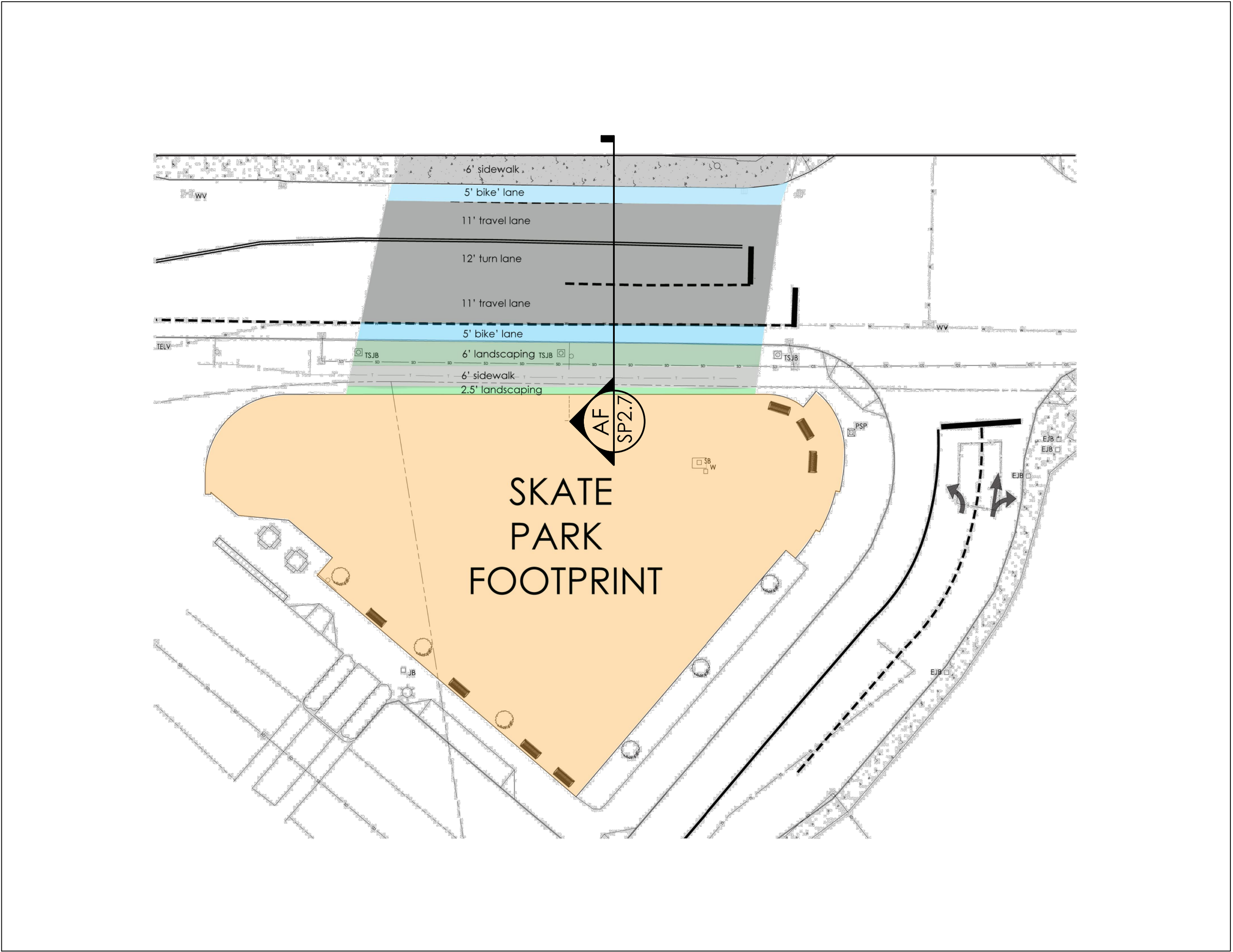
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP2.6

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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EXAMPLE OF PROPOSED STREET SECTION (TO BE DESIGNED AND CONSTRUCTED BY OTHERS, DIMENSIONS MAY VARY)
SCALE: 1" = 3'



Grindline
CONCRETE SKATEPARK DESIGN & CONSTRUCTION

4619 14th Ave SW
Seattle, WA 98148
P: 206.932.6411 F: 206.932.6840
www.grindline.com

THIS SHEET SCHEMATIC ONLY
NOT FOR CONSTRUCTION

SCALE: 1"=3'

SECTIONS AND KEY

PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP2.7

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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ASDP SUBMITTAL
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SCALE:
N.T.S.

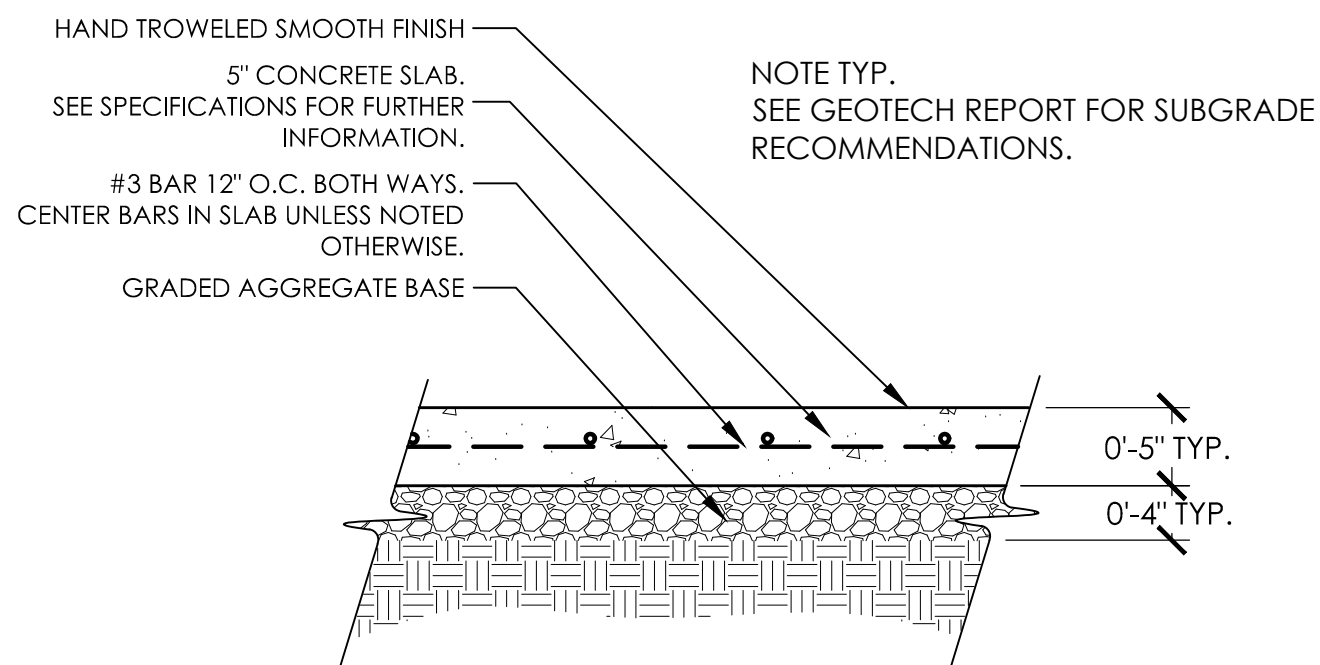
DETAILS
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP3.1

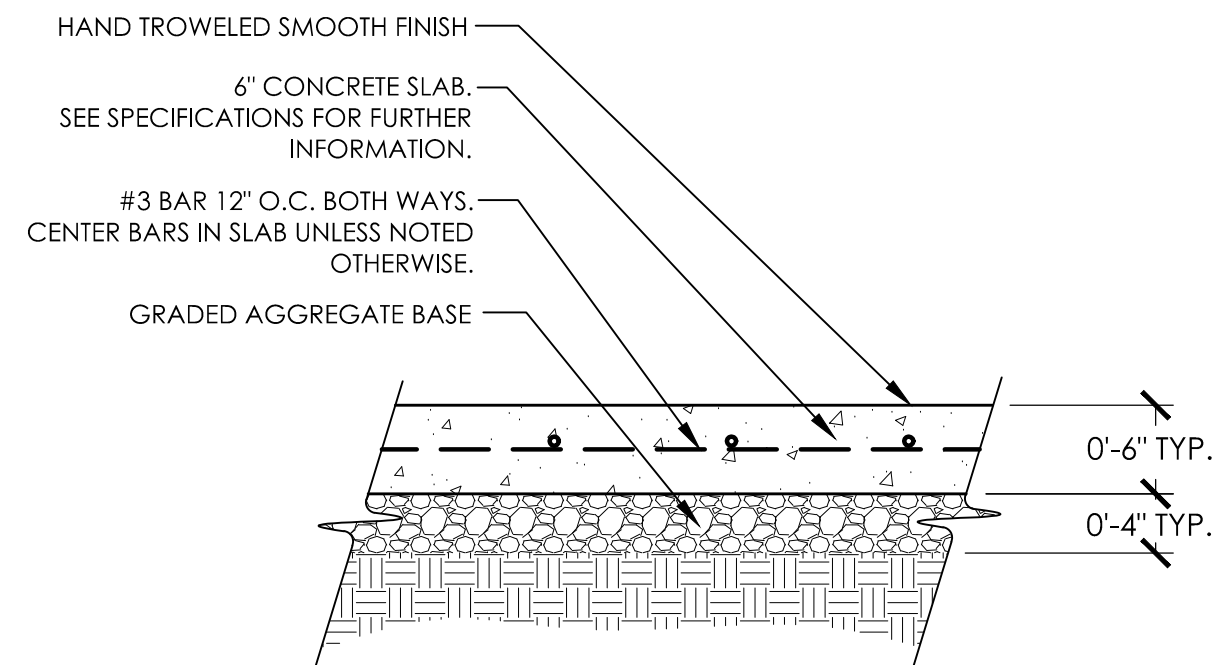
DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

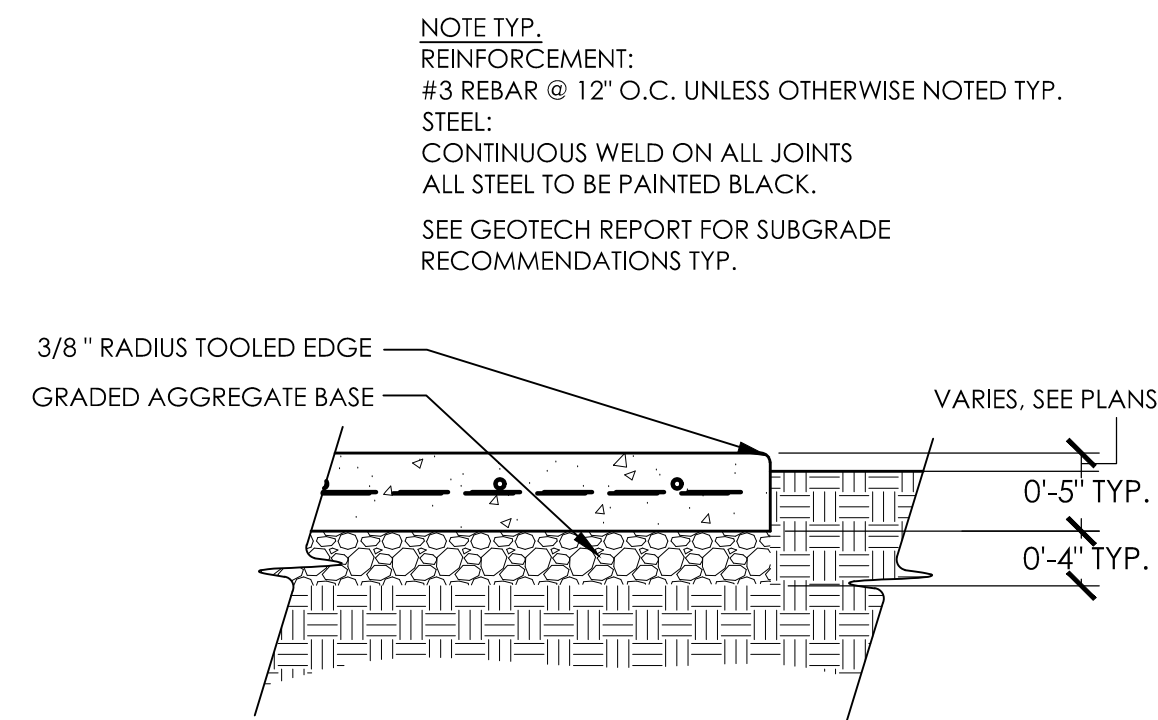
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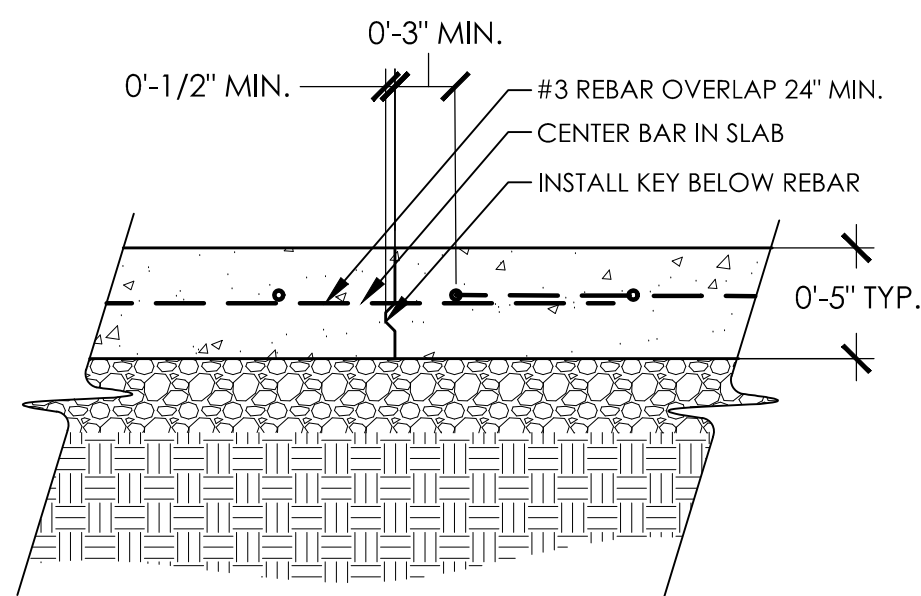
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CONCRETE SURFACING
NTS



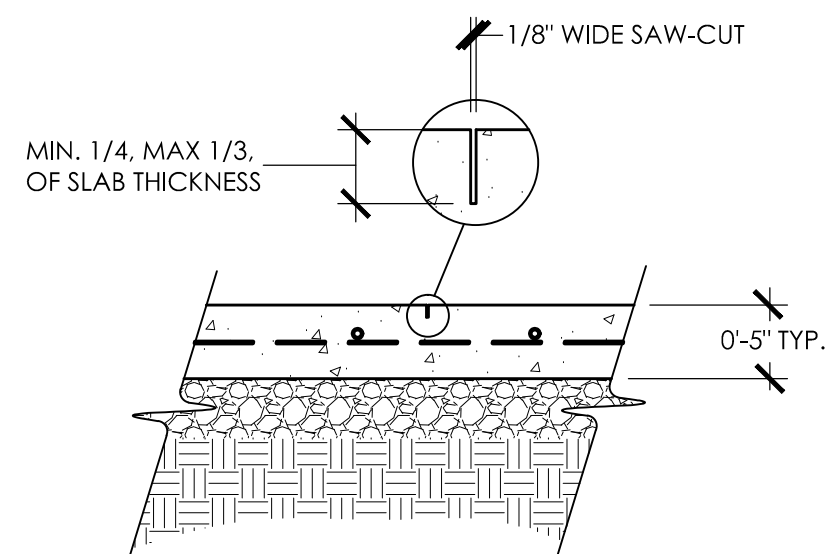
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SHOTCRETE SURFACING
NTS



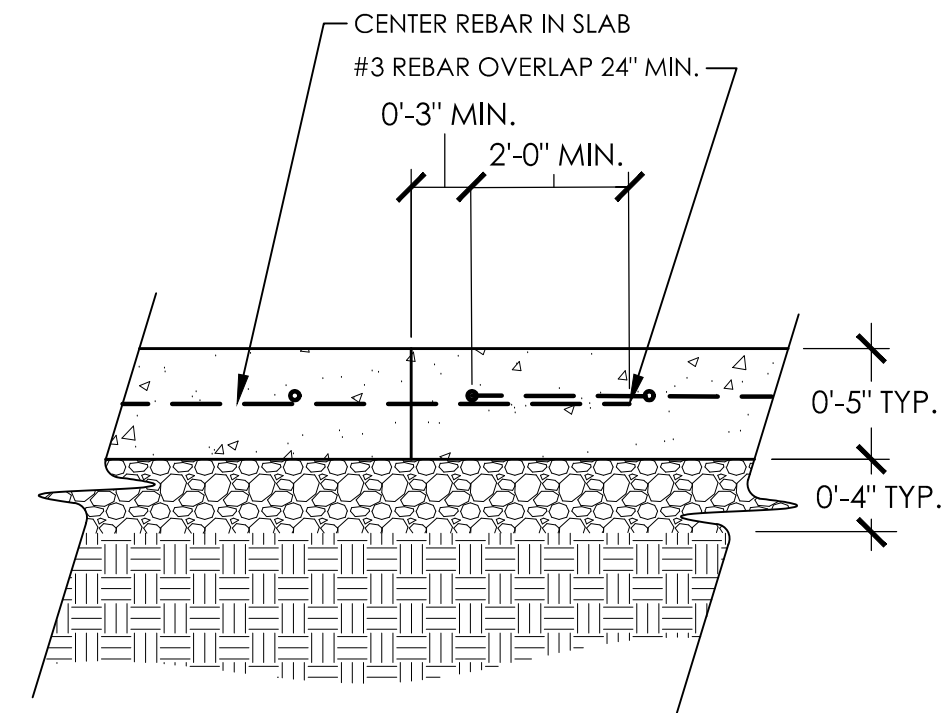
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NTS



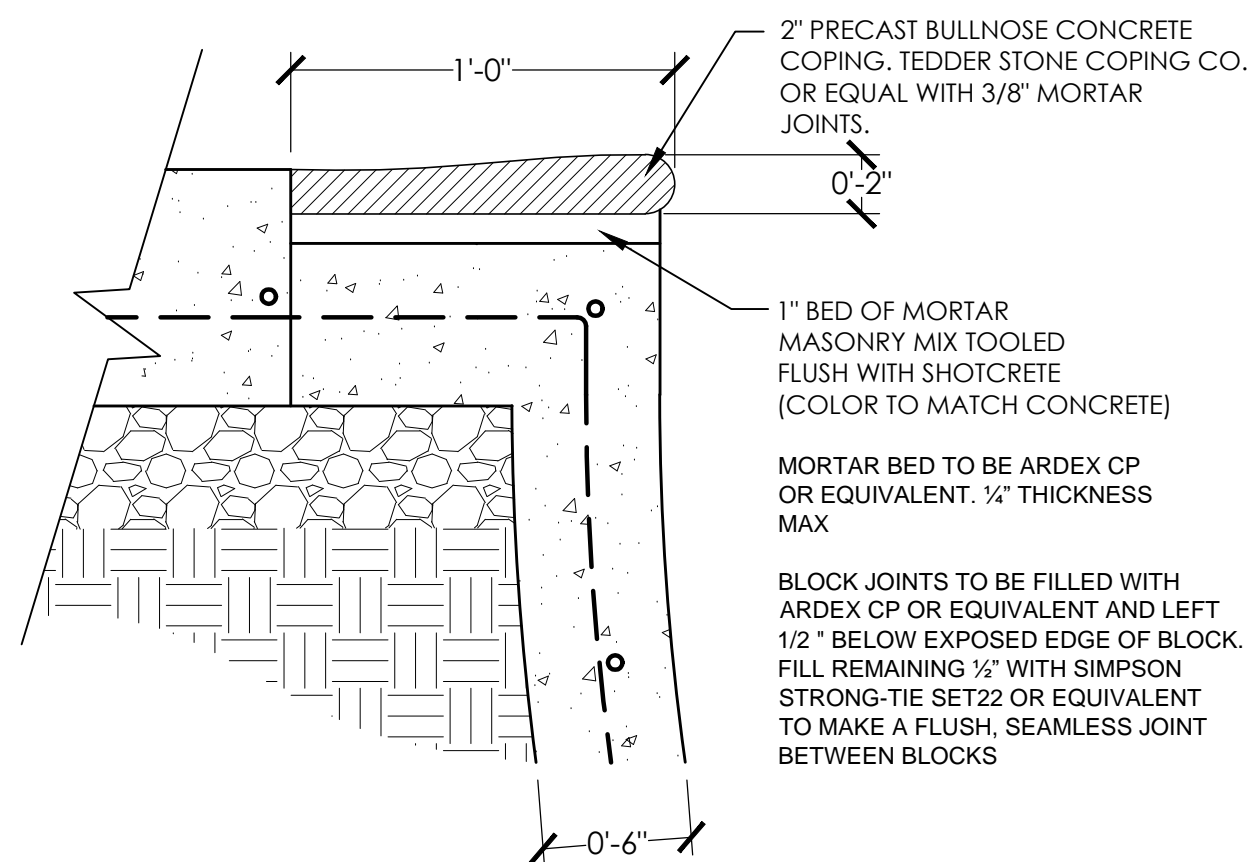
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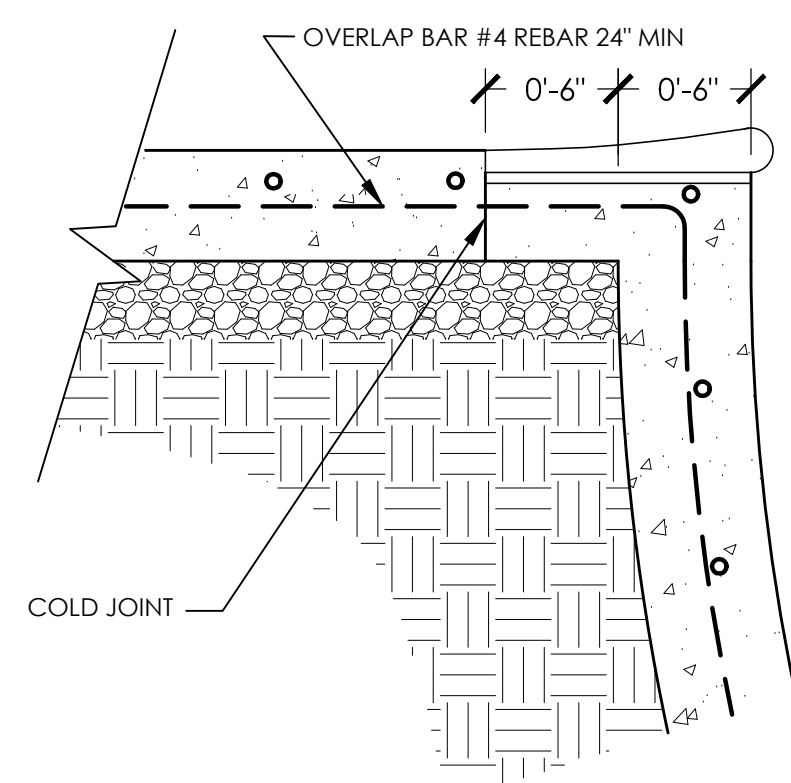
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SAW-CUT JOINT
NTS



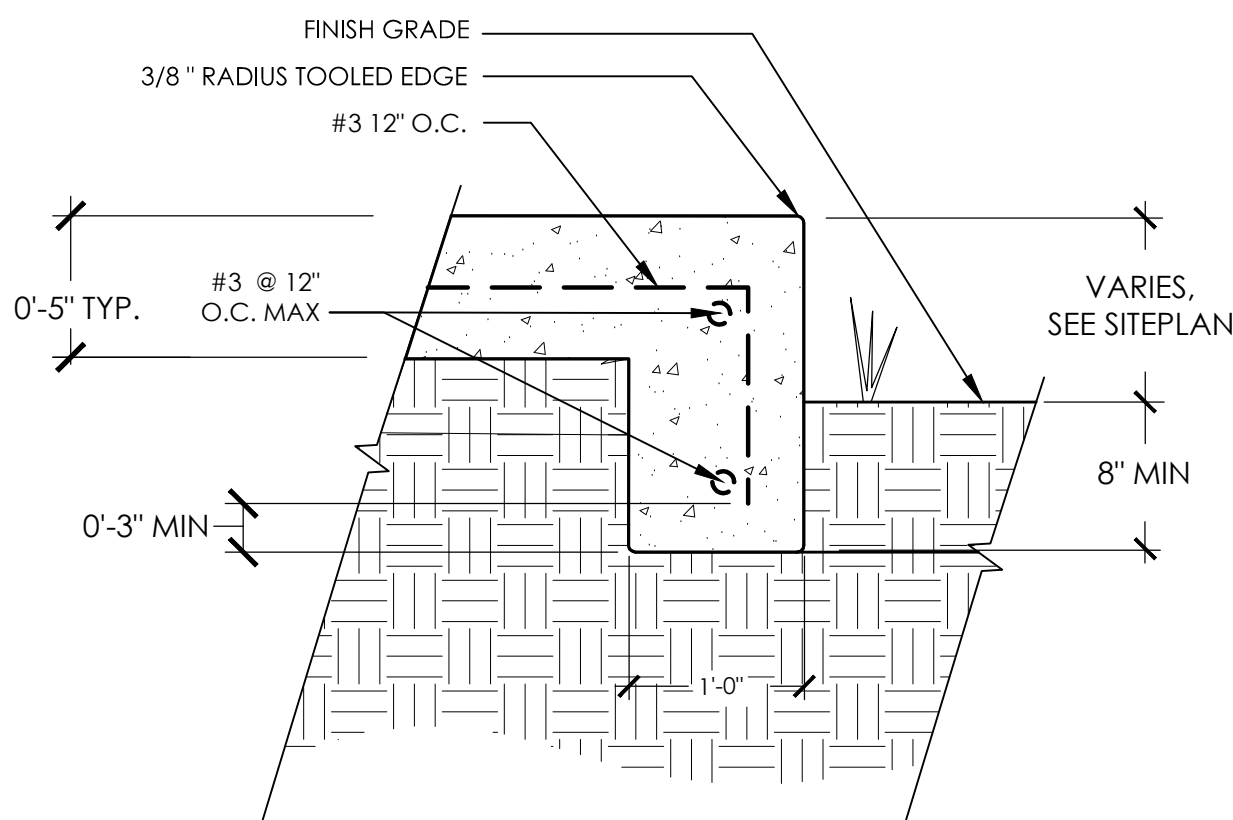
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SP3.1
COLD JOINT
NTS



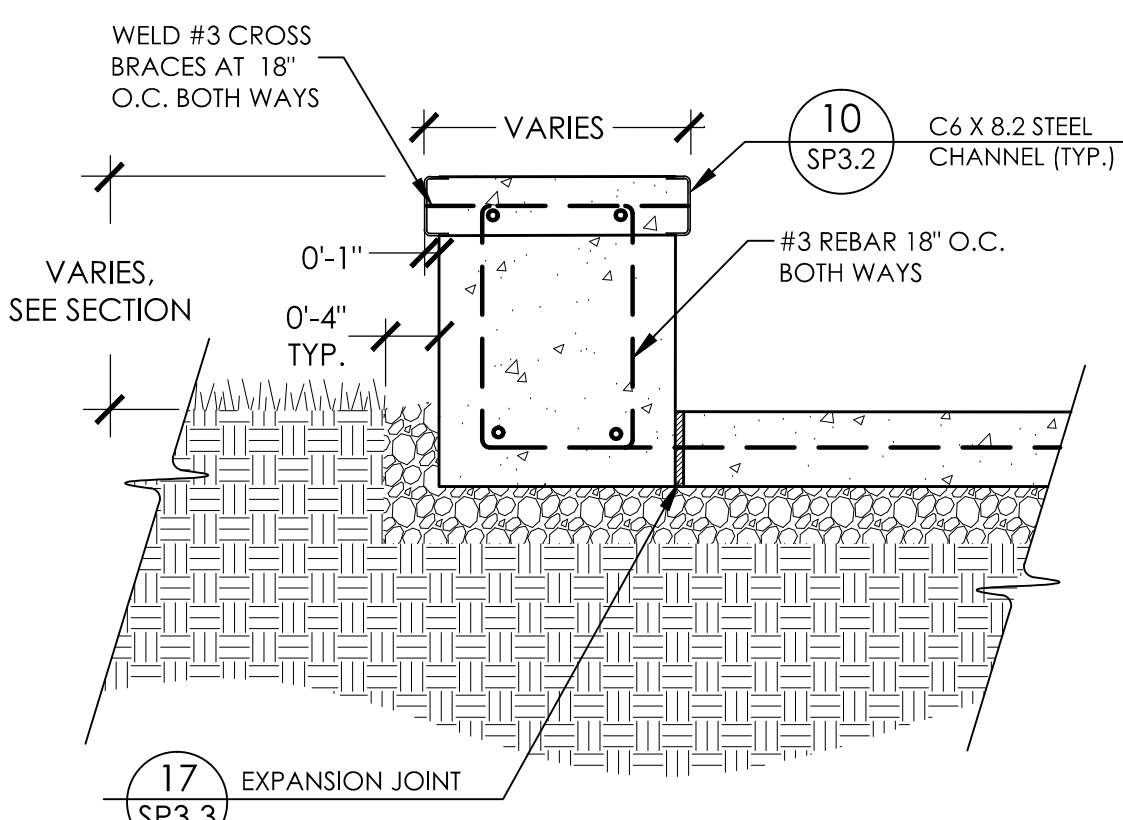
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SP3.1
POOL COPING
NTS



BOND BEAM - POOL COPING



8
SP3.1
TURNED DOWN CONCRETE EDGE
NTS

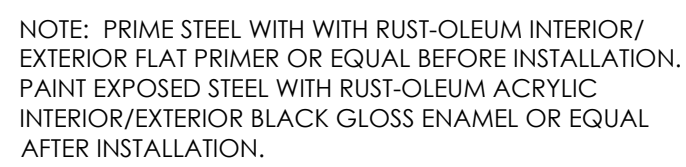


9
SP3.1
REINFORCED CONCRETE LEDGE - CANTILEVER EDGE
NTS

DRAWN BY: JRJ
CHECKED BY: MBF



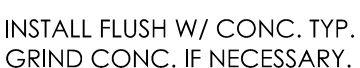
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NTS



NTS

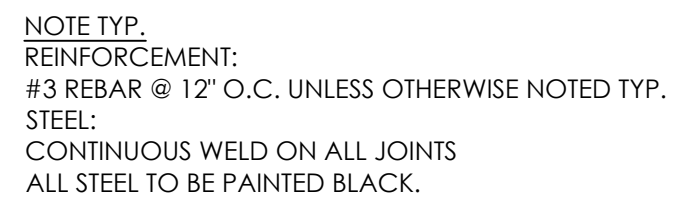


NT

DRAIN
NTS



1.18



EX



Seattle WA 98106
P. 206.932.6414 F. 206.932.6840
www.grindline.com

SCALE: N.T.S.

DETAILS

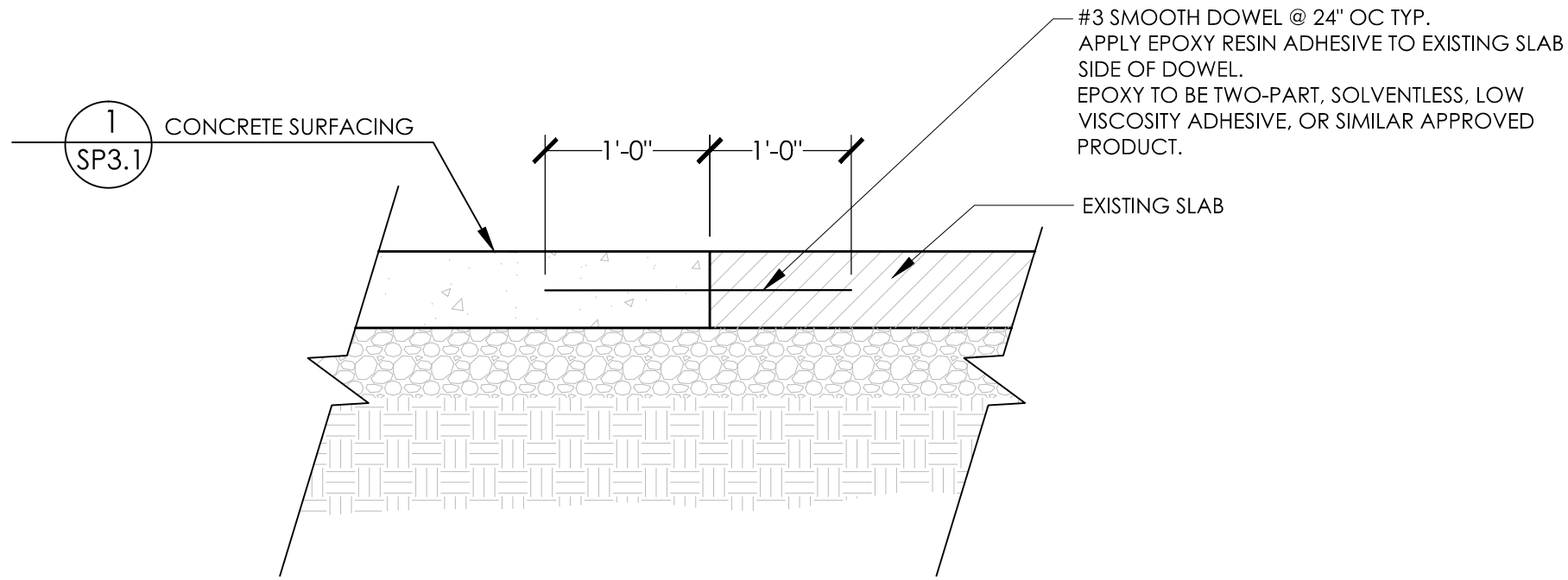
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP3.2

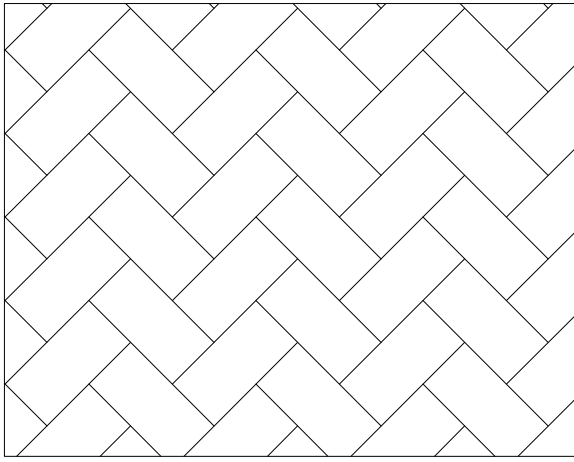
DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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18
SP3.3
EXISTING SLAB CONNECTION
NTS



BRICK STAMPED SHOTCRETE SURFACING:
USE BRICKFORM® HERRINGBONE NEW BRICK BUTT JOINT STAMP.
COLORED CONCRETE SURFACING TYPE 1- DAVIS COLORS® CONCRETE MIX. BRICK RED
NOTE: ALL COLORED CONCRETE SURFACING MIXES TO BE APPLIED PER MANUFACTURERS RECOMMENDATION. COLOR TO BE VERIFIED BY CLIENT AND GRINDLINE SKATEPARKS BEFORE INSTALLATION.

19
SP3.3
BRICK STAMP SHOTCRETE SURFACING
NTS



GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION
4619 14th Ave SW
Seattle, WA 98146
P: 206.932.6840 F: 206.932.6840
www.grindline.com

ASDP SUBMITTAL
NOT FOR CONSTRUCTION

SCALE: N.T.S.
DETAILS
PROJECT: ISSAQUAH SKATEPARK
LOCATION: ISSAQUAH, WA

SHEET:
SP3.3

DATE: 05.25.16

DRAWN BY: JRJ
CHECKED BY: MBF

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SEPA ENVIRONMENTAL CHECKLIST**UPDATED 2014*****Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: **Issaquah Skate Park**

2. Name of applicant: **Grindline Skateparks, Inc.**

3. Address and phone number of applicant and contact person:

Contact: Matt Fluegge

**Address: 4619 14th Ave. SW
Seattle, WA 98106**

4. Date checklist prepared: **April 12, 2016**

5. Agency requesting checklist: **City of Issaquah Development Services**

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The anticipated schedule for construction is to begin in July 2016 and complete construction by end of November 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This SEPA Checklist

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

**SEPA Approval
City of Issaquah Administrative Land Use Decision
City of Issaquah Construction Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The project will consist of constructing an in-ground skate park in an area that is currently lawn and landscape planting. The project area is approximately 13,000 sf. and the proposed amenities will include perimeter walkways, stairs, site furnishings, skateable features, landscape plantings and renovated irrigation system.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project Address: 1645 Newport Way NW,
Issaquah, WA 98027 Township 24 North,

Range/Township: Range 6 East, W.M.,
SE ¼ of NE ¼ of Section 29

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one) Flat, rolling, hilly, steep slopes, mountainous,
other _____

Note: Slopes steepen at NW corner of project site where grades transition to existing stairs.

- b. What is the steepest slope on the site (approximate percent slope)?

Steepest Existing Slope = Approx. 40% at NW Corner of site where grades transition to existing stairs.

Average Existing Slope = Approx. 5% or flatter across majority of project site.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Topsoil: 4 to 6 inches covered with sod.

Sub-surface soils: Sh – Sammamish silt loam

Geologic: Alluvium (Holocene)—Cobble gravel, pebbly sand, and sandy silt, moderately sorted; deposited along major stream channels. Locally includes sediments of similar texture and age found in low-lying areas adjacent to Lake Sammamish, particularly beach and shallow lacustrine deposits.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No indications observed or known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Purpose: Site grading to accommodate Skate Park, pathways, site amenities, utilities and stormwater facilities. It will consist of stripping and stockpiling topsoil for re-use, cutting to subgrade, and filling in some areas.

Approximate Quantities: There will be approximately 222 cubic yards of cut and 238 cubic yards of fill.

Type and Source: The only import materials anticipated will be base rock for concrete paving, and select fill for utility trench backfill. Sources of materials will be submitted by contractor for approval prior to import.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion could occur as a result of site clearing, grubbing and grading during construction. However, temporary control measures will be installed and maintained during construction. Upon completion of construction no erosion potential will remain.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The percent of the site covered by impervious surface is about 75%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Strict adherence to appropriate erosion control measures during any and all site improvements will significantly minimize the risk of potential erosion impacts to the earth or adjacent properties.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction there will be some temporary dust and automobile (construction equipment exhaust and odors) emissions to the air, primarily during grading activities. After completion of construction there will be no remaining emissions generated beyond equipment periodic landscape maintenance.

Not sure how to quantify the emissions other than to say that construction will last approximately 6 months. Also during construction measures will be taken to abate dust emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are exhaust emissions generated from vehicular traffic traveling on 17th Ave NW to the west of the site and Newport Way NW to the north of the site. There is a parking lot to the south of the site and an entrance drive to Tibbets Park east of the project site.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Watering trucks will be used to reduce dust emissions during construction if needed.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Tibetts Creek is located approximately 450 feet to the southwest of the project site. It is separated from the site by an existing parking lot and forested landscape.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Based on King County GIS Data, the FEMA 100-year floodplain is located to the southwest of the project site and the project site is outside of the floodplain boundaries.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The source of runoff from this project will be the added impervious surface resulting from the construction of the skate park. The runoff will be contained entirely within the bowl shaped skate areas and will be collected by a series of 6" dia. area drains located in the low spots of the bowls. The water will then flow through a series of 6" dia. drain lines which ultimately discharge into an existing catch basin located at the northwest corner of the project. The catch basin discharges into an existing 12" dia. public storm line which flows east.

This project qualifies for a runoff rate control exemption based on the fact that it does not generate an increase of 0.1 cfs over the existing 100-year storm runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Trees will be planted along two sides of the skate park that will ultimately reduce runoff as their canopies mature over time.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Small deciduous trees (less than 6" dbh), lawn and shrubs will be removed and replaced.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Deciduous tree planting, shrubs and groundcover proposed around the perimeter of the proposed skate park and to heal in areas disturbed during construction.

- e. List all noxious weeds and invasive species known to be on or near the site.

According to King County GIS Data, Senecio jacobaea - Tansy Ragwort is present in the Road ight-Of-Way along 17th Ave. NW.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: **songbirds**

mammals: deer, bear, elk, beaver, other: **rabbits and rodents**

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known to be present.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is not known to be part of any specific migration route, however the entire region surrounding is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Landscape plantings consisting of trees and shrubs will help preserve exisiting urban wildlife habitat.

- e. List any invasive animal species known to be on or near the site.

None known to be present.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Existing Electrical service will continue to be used to operate a renovated automatic irrigation system. No increase in existing energy consumption is anticipated.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None applicable for this proposal due to very limited consumption for this proposal.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

None known to be present.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known to be present.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction there is a temporary yet small risk of small fuel spills from construction equipment.

- 4) Describe special emergency services that might be required.

Contractor will be required to keep a spill kit on site.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

***Provide a designated clean out area for concrete pours.
Maintain inlet protection in and around site.***

Keep a spill kit on site.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

There are no existing significant noise sources that will affect this project beyond traffic adjacent to and through the park itself.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term noise from construction equipment and construction traffic will occur from approximately 7:00 am until 5 pm Monday through Friday for the duration of the construction period. Unless otherwise allowed or restricted by the site development permit.

Long term sources of noise will consist predominately of noise from skateboarders using the skate park. The park use hours are restricted to a window of time from dawn until dusk.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Noise during construction will be restricted to the hours allowed per the code and permit.

During normal park operation, noise will be restricted to the hours established in the code.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use of the specific project site is a triangular landscaped area. To the north of the site is Issaquah Transit Center separated from the site by Newport Way NW. To the west of the site is a Single Family Residential neighborhood separated from the site by 17th Ave. NW. To the south of the site is a parking lot. To the east of the site are softball diamonds separated from the site by the Tibbetts Park entry drive and a fenced water quality facility.

It is not anticipated that the proposed project will affect the current land uses or nearby adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not aware of the site being used as working farmlands or forest lands. No agricultural or forest land will be converted to other uses as a result of this project.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

The only existing structure on site is a set of stairs. No buildings exist on site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing stairs will be demolished to accommodate the proposed skate park.

- e. What is the current zoning classification of the site? [\[help\]](#)

CF-R Community Facilities – Recreation

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Community Facilities

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

An Administrative Site Development Permit Level 2 Review will be completed for this project.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None needed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None needed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

No proposed building structures. Only in-ground skatepark.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None needed.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None. Lighting is not included in this project.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None needed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The project itself will provide skate related recreational opportunities. In addition there are softball fields located to the west of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The project provides recreational opportunities currently deficient in the region.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

No historical or cultural resources were discovered upon review of the GIS data available.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Should inadvertent discovery of archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) be observed during project

activities, all work in the immediate vicinity will stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, and the affected Tribe(s) will be contacted immediately. If any human remains are observed, all work will cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-6120), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the County planning office, and the affected Tribe(s) will be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) will be followed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site will be accessed via Newport Way NW at the Tibbettes Valley Park Entrance Drive.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The Issaquah Transit Center is across the street from the proposed project.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There are no additional parking spaces to be completed with this project. There is an existing shared parking lot adjacent to the project site which has approximately 158 spaces, six of which are ADA compliant.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

There will be future widening of Newport Way NW which includes public sidewalk, bike lanes and ADA compliant curb ramps. However, the improvements are not part of the skate park development. There will be consideration for the future improvements as the skate park is designed to ensure there will not be conflicts with the future right-of-way improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

A trip generation report is not required for this project.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None needed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

None anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None needed.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other Storm

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The project proposes modifications to the existing irrigation system which utilizes the existing water and electrical services. Storm drainage for the skate park will be routed to an existing storm line located in the Newport Way NW right-of-way.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Jim Sandlin

Position and Agency/Organization Landscape Architect

Date Submitted: May 4, 2016

CITY OF ISSAQUAH DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: The proposal is to construct a new +/- 10,500 concrete skateboard park within Tibbetts Valley Park in an area that is currently lawn and landscape plantings. Associated project elements including raised planters, picnic tables, seat walls and artwork will also be provided. Additionally, fencing will be installed along Newport Way NW. The project is located at the northwest portion of Tibbetts Valley Park and will receive primary vehicular and pedestrian access from the existing driveway and sidewalks at the Newport Way NW entrance to Tibbetts Valley Park.

Proponent: City of Issaquah
Contact: City of Issaquah Parks and Recreation Department
301 Rainier Boulevard South
P.O. Box 1307
Issaquah, Washington 98027
Attn: Jennifer Fink

Permit Name/Number: Tibbetts Valley Skate Park – ASDP16-00006

Location of Proposal: 965 12th Ave NW

Lead Agency: City of Issaquah

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comments: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days. Written comments may be submitted between **July 22, 2016** and **August 4, 2016**. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the DNS.

Appeals: You may appeal this determination by filing a Notice of Appeal with the Issaquah Permit Center located at 1775 12th Ave. NW, Issaquah between **July 22, 2016** and **August 4, 2016**. Appellants should prepare specific factual objections. Contact the SEPA Responsible Official to read or ask about the procedures for SEPA appeals.

Findings:

1. The project is located within the northwest portion of Tibbetts Valley Park and is located approximately 450 feet from Tibbetts Creek. The project is bounded by the Issaquah Transit Center and Newport Way NW to the north, SR-900 to the west and the greater Tibbetts Valley Park to the south and east. There are no residential homes within 500 feet of the project site.
2. Vehicular and pedestrian access would be provided from the existing driveway and sidewalks at the Newport Way NW entrance to Tibbetts Valley Park. It is anticipated that there will be a future capital improvement project on Newport Way NW that would provide for sidewalks and bike lanes between SR-900 and the primary driveway access into Tibbetts Valley Park.

3. Stormwater will be contained and collected within the bowl of the skatepark and will be discharged into the City's existing public stormwater system.
4. Temporary erosion and sedimentation control (TESC) measures will implemented during construction to eliminate/minimize the potential of erosion and sedimentation.
5. SEPA Rules, WAC 197-11-158(2)(d), direct a lead agency to place the following statement in the threshold determination if all of a project's impacts are addressed by other applicable laws and no conditions will be required under SEPA: "The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA."

Responsible Official: Mike Martin

Position/Title: Associate Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094



Date: 7/22/2016

Signature: _____

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
Snoqualmie Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah School District
Issaquah Development Services Department
Issaquah Parks and Recreation and Public Works Engineering Departments